



15 Muldoon Street, Taree

Appealing & Affordable Home on a Spacious 1012sqm Block

This affordable property presents a fantastic opportunity for first-home buyers or those seeking a straightforward step into the investment market. Set on a level 1012sqm block with side access and plenty of off-street parking, it's positioned close to Schools, Parks and just 1.6km from Taree's CBD.

Let's take a look at the features...

- Covered front deck on entry framed by established gardens
- Spacious lounge room with air conditioning for year-round comfort
- Three bedrooms, with the master room including built-in storage and a ceiling fan
- Tidy kitchen with breakfast bar, ample storage and upright oven, flowing through to the dining area and internal laundry room
- The neat and tidy bathroom is positioned beside the laundry and includes a shower-over-bath, vanity and toilet
- Large covered outdoor entertaining area at the back, ideal for hosting family and friends
- Level, fenced rear yard on the 1012sqm block, offering plenty of potential for future landscaping, shedding or granny flat (subject to council approval)

3 1 0

FOR SALE
Offers Invited

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Currently leased at \$400 per week (lease expired), with an estimated market rent of \$450-\$470 per week, this property stands as a strong option for investors aiming to enhance their return.

We welcome you to explore this appealing and affordable home at one of our upcoming open inspections or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further details. Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

Please Note: Certain photographs have been edited to remove furniture and personal belongings owned exclusively by the tenant.

MORE DETAILS

Property ID	1RPSF7G
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Toilets (1) Deck Outdoor Entertaining Built-in-Robes Fully Fenced Solar Hot Water

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