

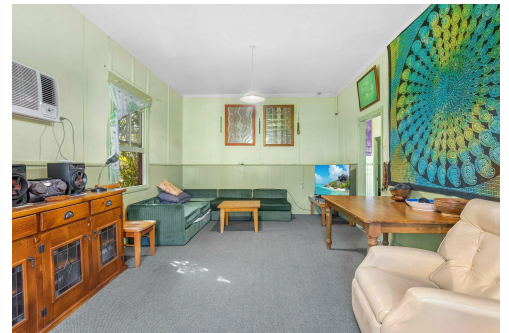


Approximate Boundary



1 and 2/16 Boyce Street, Taree NSW

This floor plan including future measurements and dimensions are approximate and for illustrative purposes only.



## Taree, 16 Boyce Street

### Dual Income Investment Opportunity Close to the CBD

Discover a prime investment opportunity in the heart of Taree, offering a substantial income, this property is perfect for investors. Situated on a large 973 sqm block with side access, it features both a two-bedroom residence and an adjoining one-bedroom self contained accommodation. The primary residence is a comfortable two-bedroom home, ideal for families or long-term tenants. Additionally, the adjoining fully self-contained one-bedroom accommodation provides flexibility for rental options.

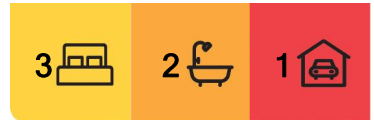
Currently generating a strong rental return of \$575 per week combined, this property ensures a steady stream of income. Its prime location and generous land size further enhance its appeal, making it a reliable and profitable investment.

Main Residence:

- High ceilings and two spacious bedrooms
- Air-conditioned lounge room



**Disclaimer:** 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.



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/1QRMF7G](http://ljhooker.com.au/1QRMF7G)

**Contact**  
**Justin Atkins**  
0417 955 176  
jatkins@ljhtaree.com.au  
**Kelly Sawyer**  
0421 025 081  
ksawyer@ljhtaree.com.au

**LJ Hooker Taree**  
**(02) 6552 1133**

- Functional kitchen with upright stove
- Separate laundry with a second toilet and storage area
- Bathroom featuring shower over bath, vanity and toilet
- Currently leased at \$315 per week

**Self-Contained Accommodation:**

- One bedroom and bathroom with laundry
- Combined kitchen and dining area
- Currently leased at \$260 per week

Just a mere 800m away from Manning Mall and Taree City Centre, you'll enjoy a wealth of conveniences including Coles, Woolworths and an abundance of specialty stores.

Moreover, the enchanting banks of the Manning River are an easy 500m walk, offering a picturesque and serene escape.

Located in a highly sought-after area, this property offers easy access to local amenities, schools, shopping centres, and entertainment options. This is an unmissable chance to secure a high-return rental investment in an affordable price range. This is an opportunity not to be missed, so don't delay! For further information, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

## More About this Property

<b>Property ID</b>	1QRMF7G
<b>Property Type</b>	House
<b>Land Area</b>	973 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Secure Parking Fully Fenced

**Justin Atkins 0417 955 176**

Licensed Real Estate Sales Specialist | [jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

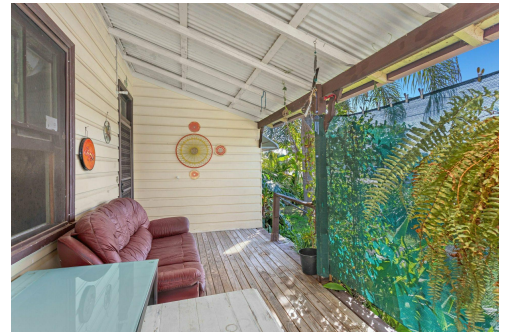
**Kelly Sawyer 0421 025 081**

Executive Assistant to Justin Atkins | [ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

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