



17 Ritchie Crescent, Taree

Sunset Views from the Top of Ritchie Crescent

Have you ever watched the sunset from Apex Lookout on Ritchie Crescent? With sweeping views across the beautiful Manning River and surrounding farmland, it's easy to see why this is such a renowned and special part of Taree. Just across the road stands that iconic white home, a much-loved Ritchie Crescent residence that LJ Hooker Taree is incredibly proud to bring to the market on behalf of the original owners. After 62 years of calling this beautiful place home, it is a genuine privilege to now present this special property to the market and assist the owners as they begin their next chapter.

Set across two titles with a total land size of 1264.6 sqm, this is a truly special opportunity to secure a property in one of Taree's most sought-after elevated locations. A wraparound balcony extends around the side of the home, capturing views of the Manning River at the front, while overlooking the backyard yard and across the estate at the rear. It provides the perfect place to sit back, relax and watch the amazing sun set over the Manning Valley.

The welcoming facade showcases classic character, with crisp white weatherboard cladding, a charming entry and beautifully established gardens creating an inviting first impression. A feature of the home is

3 2 5

FOR SALE

NEW PRICE \$799,000 - \$849,000

VIEW

Sat 10th Oct @ 9:45AM - 10:15AM

AGENTS

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Interested parties must rely solely on their own enquiries.



the original sandstone chimney, crafted by renowned local stone mason Edstein's, adding a wonderful sense of history and local character. Distinctive timber-framed glass double doors, featuring elegant arched detailing, add a further touch of timeless character and create a striking entrance to the home, while the manicured lawns and established gardens simply enhance the property's wonderful street appeal.

Now, let's explore the many features this property has to offer...

- Step through the front foyer and into the home's inviting main living space, where an open-plan layout seamlessly connects with the adjoining dining area. The room retains its original wood fireplace, complemented by carpet, feature lighting and reverse-cycle air conditioning for year-round comfort
- Sliding doors open to both the front and rear balconies, with the rear balcony extending to provide a generous outdoor entertaining space, ideal for relaxing or hosting guests while enjoying the elevated outlook
- The well-appointed kitchen offers plenty of space for everyday cooking, with a neutral colour palette, ample storage and a practical breakfast bench providing a welcoming place for casual meals or morning coffee
- The home offers three well-sized bedrooms, all featuring built-in wardrobes, with two also equipped with ceiling fans for added comfort
- The original bathroom has been exceptionally well maintained and remains in excellent condition, complemented by the convenience of a separate toilet
- Descending the stairs, you'll find a practical laundry room with the added convenience of a second shower and toilet
- Adjacent is a large, versatile room currently utilised as an office, offering plenty of flexibility to suit your needs, whether as a teenager's retreat, guest accommodation, rumpus room or additional living space
- Internal access is also available to the generous two-car garage, providing secure parking and added convenience in all weather conditions
- Outside, the property offers excellent vehicle access with convenient side access leading to a double carport, along with an additional high-clearance carport ideal for accommodating a caravan, motorhome
- The inviting inground pool and spa with stone surrounds, create the perfect setting for long summer days shared with family
- The private backyard has beautifully established gardens, creating a peaceful and secluded outdoor setting to enjoy
- The home is also equipped with solar panels, helping to improve energy efficiency and reduce ongoing electricity costs
- Located just 800 metres from Taree West Public School, approximately 700 metres from Martin Park Playground and only minutes drive from Taree's CBD, this property offers exceptional convenience for families and everyday living

Positioned in one of Taree's most sought-after and exclusive addresses, this is a truly unique property that offers far more than just a home. With its elevated position and views, generous landholding, original character, versatile living spaces and exceptional outdoor entertaining, opportunities of this calibre are rarely offered to the market.

For more information, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 to discuss this exceptional property further, or visit us at one of our upcoming open homes and see firsthand everything this exceptional home has to offer.

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 personal belongings owned exclusively by the Vendor.

MORE DETAILS

Property ID	1S0XF7G
Property Type	House
Land Area	1264.6 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Pool
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels

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