

Taree, 22 Commerce Street

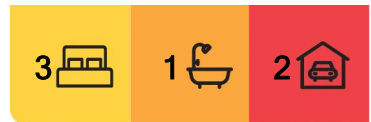
Stunning CBD Residence, Perfect for Living, Investment or Business Potential

Elegantly designed and radiating the classic charm of a traditional home, this family residence is perfect for those who appreciate the allure of a period-style property. Set on a 648sqm corner block with a delightful white picket fence, the property presents excellent potential. Whether you're seeking a family home, a promising rental investment or a new business opportunity, this location offers it all.

Situated in a central area within Taree's CBD, this home brims with character and style. With the town's bustling shops and cafes just a short stroll away, it could be the perfect fit for you. Whether you're seeking easy access to local amenities or a comfortable, well-placed home, this property provides it all. Positioned 500 metres from Manning Base Hospital and Aldi Supermarket, 600 metres from Taree Central Shopping Centre and 700 metres from Taree Public School, it offers excellent convenience for residents and tenants alike.



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
NEW PRICE \$520,000 - \$540,000

View
ljhooker.com.au/1QWBF7G

Contact
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LJ Hooker Taree
(02) 6552 1133

You'll be instantly charmed by the pathway and cottage garden leading you to the generous covered porch that graces the front of the home. The classic design is highlighted by stained glass windows and complemented by traditional red brick and terracotta roof tiles.

Upon entry, you'll immediately be drawn to the intricate designs of the decorative ceiling and ornate cornices, complemented by classic high ceilings and detailed timber fretwork. The exquisitely restored hardwood timber floors lead you from the formal entry into a bright and inviting lounge, which boasts elegant built-in cabinetry, pendant lighting and an original mantelpiece over the open fireplace. The home also features ducted air conditioning for added comfort. Proceed to the formal dining area, which also showcases an original open fireplace, adding to the home's classic charm.

Additional Features of the property include:

- Three traditional bedrooms providing a cosy and inviting atmosphere
- A newly renovated galley kitchen showcases stone benchtops, timeless white cabinetry and an integrated dishwasher, complemented by plentiful storage space. Additionally, it provides a stylish European Laundry for ease of access inside the home
- A spacious bathroom featuring a walk-in shower, bath tub and a vanity, all designed for both style and functionality. The room also includes a separate toilet for added convenience and privacy
- A detached double garage including the original laundry room provides practical space for tasks and vehicle storage
- Currently rented at \$480 per week, the lease has expired, allowing for continued rental income or the option to owner occupy
- Located in the CBD/Medical Precinct, the location and street frontage of this property may be ideal for use as a home business or medical practice (Subject to Council Approval). Currently Zoned R1 General Residential.

This property offers remarkable potential, thanks to its prime location and the inherent charm and character of these wonderful older homes. For more information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.



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More About this Property

Property ID	1QWBF7G
Property Type	House
Land Area	648 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Dishwasher Floorboards Workshop Secure Parking Fully Fenced

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227 Victoria Street, TAREE NSW 2430

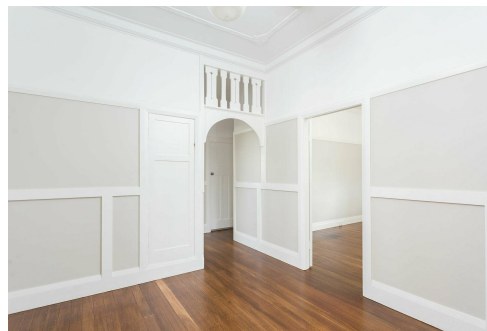
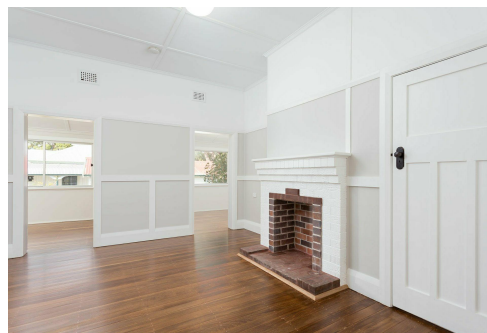
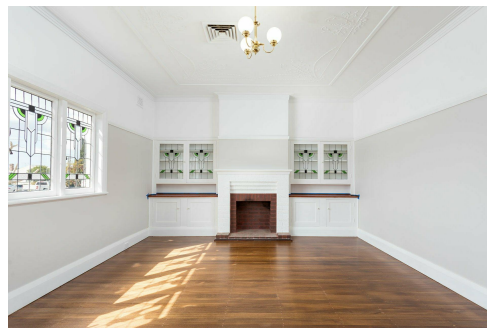
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[3]ground floor

22 Commerce Street, Taree

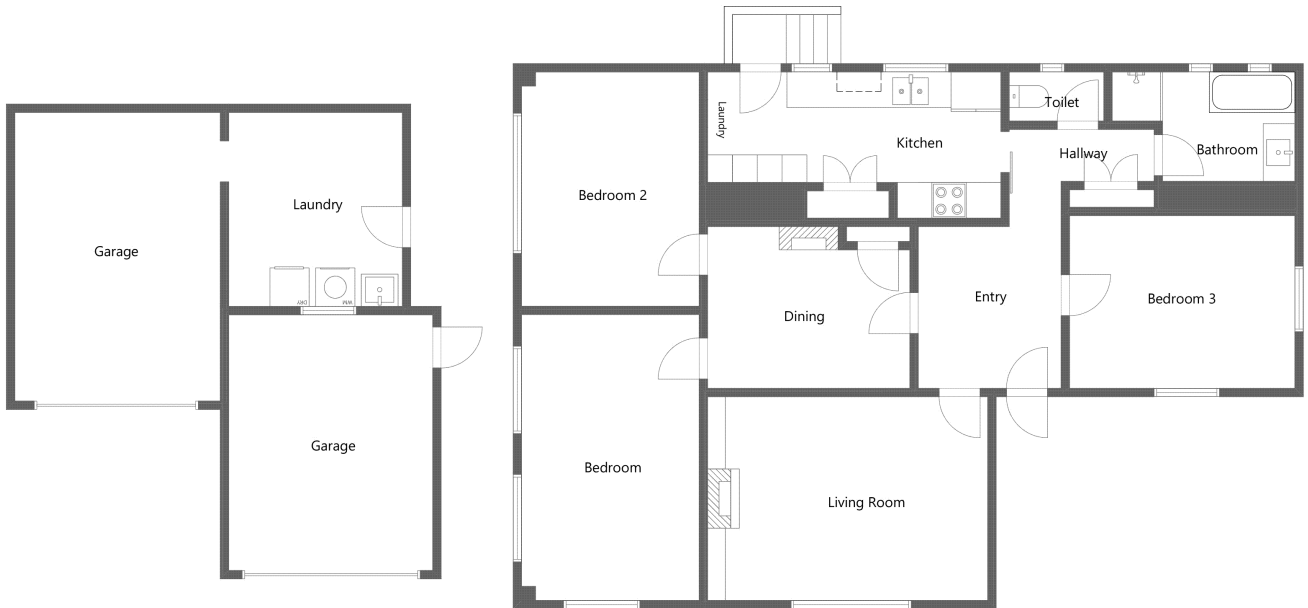
These plans are provided as indicative details only. Measurements are not guaranteed. Floor plan is not to scale. No guarantee is provided on accuracy. External elements are not in position.



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[]Ground floor

22 Commerce Street, Taree

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