



22 Kanangra Drive, Taree

First Time Offered – A Much Loved Family Home

22 Kanangra Drive, Taree presents an outstanding entry-level opportunity, perfect for first home buyers and savvy investors alike. Positioned on a generous 663sqm block, this much-loved family home is being offered to the market for the very first time and is packed with potential. Lovingly maintained over the years, the home offers a warm and welcoming feel from the moment you step inside.

Conveniently located just moments from local schools, the movie theatre, train station and Taree CBD, the property delivers both comfort and convenience in a highly accessible location.

Inside, you will immediately appreciate the abundant rich tones and enduring charm of beautiful tallowood floorboards that extend through the hallway, living and dining areas. Adding to the home's unique appeal, the floorboards beneath the carpeted bedrooms were also milled from the same tallowood tree, a rare feature that reflects the quality and craftsmanship of the home. The spacious lounge room is filled with natural light and enhanced by high ceilings, air conditioning and ceiling fans, providing year-round comfort and a welcoming space to relax or entertain family and friends.

3 1 1

FOR SALE
Offers Invited

AGENTS

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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.



The home offers three well-sized bedrooms, all complete with carpet flooring, built-in wardrobes and ceiling fans. The original bathroom has been exceptionally well maintained and remains neat and tidy, offering functionality with scope to modernise in the future if desired.

The kitchen showcases beautiful solid Tasmanian oak cabinetry, perfectly complementing the timber finishes throughout the home. Featuring electric cooking, a casual breakfast nook and ample storage, this space offers a warm traditional charm and practicality for everyday living.

Adding further versatility is the enclosed second living area, filled with natural light through its abundance of windows, creating a bright and airy additional space for a family room, rumpus or entertaining area. The laundry is conveniently positioned just off this area, adding extra functionality to the home.

Combining convenience, space and exciting potential, 22 Kanangra Drive is a well-cared-for property ready for new owners to make it their own.

For further information, please contact Sacha Fraser on 0431 183 617 or Jade Hush on 0481 764 063, or we welcome you to attend one of our upcoming open homes.

Disclaimer: Virtual furniture and styling have been used for illustrative purposes only and do not represent the actual furnishings within the property. 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.

MORE DETAILS

Property ID	1RY0F7G
Property Type	House
Land Area	663 m2
Including	Air Conditioning
	Floorboards
	Built-in-Robes

Sacha Fraser 0431 183 617

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Prices and measurements in the floor plan are provided as an approximate guide and for illustrative purposes only.

