

22 Nicoll Street, Taree NSW
This floor plan including fixture measurements and dimensions are approximate and for illustrative purposes only.



Taree, 22 Nicoll Street

Timeless Charm with Endless Potential on 1277sqm Block in Taree West

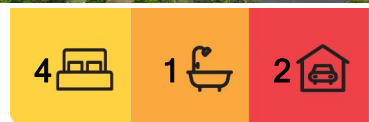
Step into a world of timeless charm and rustic elegance at 22 Nicoll Street, Taree West. Nestled on an oversized and spacious 1277 sqm block, this Californian Bungalow home radiates character from every corner, offering an exciting opportunity to explore further potential, such as the addition of a granny flat or possible future subdivision or development (Subject to Council Approval).

Come and take a look at some of the features...

- Positioned on a generous corner block in the sought-after Taree West locale, this property presents a rare opportunity to purchase in a highly desirable location
- Four large bedrooms plus a sunroom provide ample space for the whole family
- The home features spacious living areas, including a large lounge and enclosed sunrooms, offering a comfortable and versatile layout



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/1R2UF7G

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- Original features such as timber fretwork, 11ft high ceilings with ornate details, decorative cornices, and stained-glass windows enhance the home's timeless appeal
- The North facing front verandah invites natural light and warmth, creating a welcoming space to relax
- Two detached lock-up garages provide secure parking and extra storage/workshop space

Additional Details:

- The home features a large original kitchen, a bathroom with a walk-in shower, separate toilet, and an additional second toilet in the laundry room
- The property has a mix of hardwood timber flooring, carpet and vinyl, offering a blend of comfort and practicality throughout the home
- The versatile enclosed sunrooms can be transformed into additional living spaces or bedrooms, offering flexibility to suit your lifestyle needs

Investment Opportunity:

Currently leased until October 2025, this property provides a reliable rental income of \$470 per week, making it a smart addition to any investment portfolio. Whether you're an investor or a homeowner dreaming of living in popular Taree West, this unique home offers endless possibilities.

Conveniently located just 1.1km from Aldi and Manning Base Hospital, this property offers easy access to essential amenities. It's only 950m to Taree West Public School, 1.2km to Taree West Plaza and approximately 1.5km to the heart of Taree CBD, making it the ideal spot for both convenience and lifestyle.

Don't miss out on the chance to own a piece of Taree West history with boundless potential for the future. Please Contact Justin Atkins on 0417 955 176 or Jade Hush on 0481 764 063 today to arrange a viewing and see for yourself what makes this home so special.



More About this Property

Property ID	1R2UF7G
Property Type	House
Land Area	1277 m2
Including	Toilets (2) Floorboards Workshop Secure Parking Fully Fenced

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