



22 Plummer Street, Taree

More Than Meets the Eye at this Surprisingly Spacious Family Home

Boasting a tidy and well-appointed brick construction, this appealing property offers versatility to suit a range of buyers, whether you're looking for your first home, family home or a valuable addition to your investment property portfolio. With three bedrooms, two bathrooms and two separate living areas, you will be pleasantly surprised by the spaciousness of this residence.

Positioned in a quiet neighbourhood, the property is conveniently located close to a range of everyday amenities. The local Primary School is just 1.4km away, with two High Schools approximately 900m from home. Parks are also nearby, while Taree Leagues Club is 1.1km away and Fays Twin Cinema and the local bakery are approximately 700m from your doorstep.

Let's take a look at what the home has to offer...

- Neat and well-maintained, with classic brick construction and Colorbond roof, a covered front verandah and established gardens
- Level and low-maintenance 663sqm fully fenced block, along with convenient drive-through access via the carport (6.4m x 3.4m) to

3 2 2

FOR SALE

Price Guide \$590,000 - \$610,000

VIEW

By Appointment

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 rear garage (6.9m x 4.7m)

- Step into the formal lounge room at the front of the home, featuring plush grey carpet and a ceiling fan. This room could also be converted to a fourth bedroom if required
- The home features a practical mix of timber flooring and tiles throughout the high-traffic areas, providing both durability and easy maintenance
- Well-appointed kitchen offering plenty of cupboard space, a walk-in pantry and a convenient combined dining area
- Huge second living space with raked ceilings, a cosy wood fireplace and air conditioning, offering a spacious and comfortable area to relax year-round
- Master bedroom featuring raked ceilings, ceiling fan, walk-in robe and a private ensuite bathroom
- Bedrooms two and three are both generously sized and feature ceiling fans and built-in storage
- Modern renovated main bathroom featuring an elevated bathtub, mosaic tile feature wall, contemporary black fittings, walk-in shower and sleek vanity
- Enclosed outdoor entertaining room, perfect for families, complete with a spa and plenty of space to relax and entertain
- Off the rear patio and enclosed entertaining area is the renovated internal laundry room, offering a practical and modern space
- Fully fenced rear yard with raised vegetable gardens and a handy garden shed
- Solar panel system to help minimise energy costs
- Estimated weekly rent of \$580 - \$600 for investors

With its generous living areas and convenient location, this home is sure to impress. We invite you to attend our next open home or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information.

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	1S2ZF7G
Property Type	House
Land Area	663 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Spa
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Justin Atkins 0417 955 176

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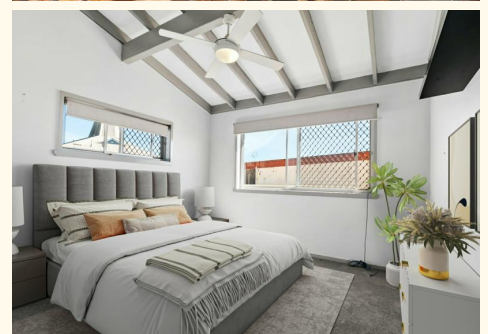
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Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.