



Taree, 23 Arthur Avenue

Stylish, Spacious & Convenient Living in Taree West

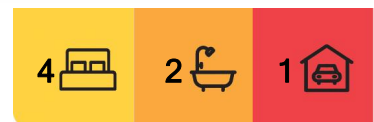
We are delighted to present this feature packed home at 23 Arthur Avenue, ideal for those seeking simple, low-maintenance living. Situated on a comfortable 670sqm level block, this exceptional brick and tile residence offers a rare opportunity to own a well-established home in the sought after Taree West area. Enjoy the comfort and convenience of this promising location in a friendly neighbourhood. Nestled in a quiet street, this charming property is directly across from Winton Reserve Park, perfect for families, retirees and first home buyers eager to enter the market.

The property features include...

- Step through the entry and into the bright and inviting lounge room, where natural light floods in, accentuating the polished hardwood timber floorboards
- Walking through you will find the kitchen and huge second living and dining space
- The kitchen has been beautifully updated to include stylish stainless steel appliances,



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

Price Guide \$550,000 - \$575,000

View

By Appointment

Contact

Justin Atkins

0417 955 176

jatkins@ljhtaree.com.au

Kelly Sawyer

0421 025 081

ksawyer@ljhtaree.com.au

LJ Hooker Taree
(02) 6552 1133

gas cooktop, dishwasher and ample cabinetry for all your storage needs. The abundance of bench space is complemented by the elegant stone benchtops. The fresh white colour scheme enhances the modern, clean aesthetic of this delightful space

- A convenient servery window opens to the large living/family/dining zone, making entertaining a breeze
- The home boasts four bedrooms with the master featuring an ensuite bathrooms for added convenience. Three of the bedrooms include built-in storage and ceiling fans. Additionally, two of the bedrooms are equipped with reverse cycle air conditioning, ensuring a pleasant environment year round
- The renovated main bathroom showcases a contemporary grey and white colour scheme, with a freestanding bathtub, vanity, walk-in shower and separate toilet
- The laundry is situated adjacent to the kitchen, featuring a third toilet and access to the garage
- Single car garage available for parking your vehicle, ensuring convenient and secure storage plus a separate concrete slab for additional parking space of a caravan, boat or trailer
- Fully fenced and level block with a convenient garden shed (6m x 3.6m approx.) situated in the backyard, providing additional storage or workshop space

Neat as a pin with a great floorplan and market rent currently sitting at \$510 per week, this property is also an ideal find for a keen investor to grow their portfolio. Ideally located in the Taree West Primary School catchment zone just 2.1km away and only 1.2km from the picturesque Manning Waters Reserve. The popular Club West is also conveniently located just 550m from your doorstep for meals and entertainment.

Here is the property you have been waiting to secure! Don't delay your enquiry as properties in this area are always popular. For more information, please get in touch with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 today, or come along for a look at one of our upcoming open homes.

More About this Property

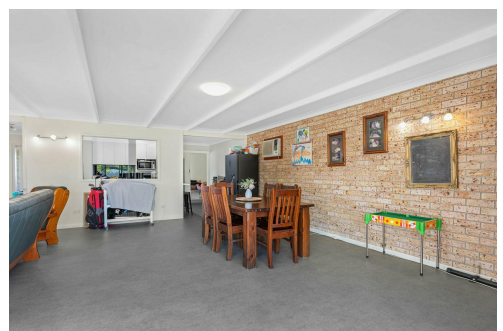
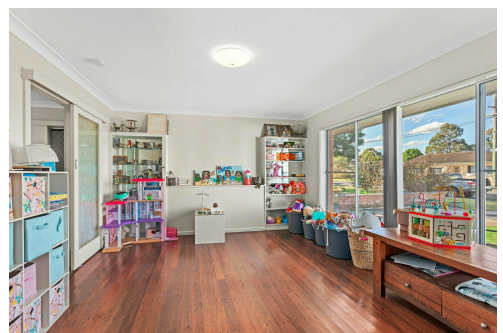
Property ID	1QTAF7G
Property Type	House
Land Area	670 m ²
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Justin Atkins 0417 955 176
Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au
Kelly Sawyer 0421 025 081
Executive Assistant to Justin Atkins | ksawyer@ljhtaree.com.au

LJ Hooker Taree (02) 6552 1133
227 Victoria Street, TAREE NSW 2430
taree.ljhooker.com.au | taree@ljhtaree.com.au



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.



LJ Hooker Taree
(02) 6552 1133