



24 Gunbar Road, Taree

## Spacious, Stylish & Elevated Views on Gunbar Road

Set on the high side of the street within the sought-after Kanangra Ridge Estate, this spacious two-level home enjoys an elevated position that captures beautiful outlooks across the estate and towards the Lansdowne escarpment. Thoughtfully designed to suit the shape of the land, the home offers generous vehicle accommodation beneath, along with a large workshop space that's perfect for a handyperson or car enthusiast. Solidly built in brick, this welcoming residence offers both presence and practicality, a home that truly deserves your attention.

Generously proportioned and thoughtfully designed, the home features a flowing open-plan layout that connects each space with ease. A light-filled lounge room welcomes you on entry, capturing a striking outlook and drawing natural light through to the adjoining kitchen for a warm, inviting feel throughout.

The property features include:

- Front timber verandah is positioned to soak in the morning sun with views across the estate and beyond
- The home offers three good sized bedrooms, each complete with ceiling fans and built-in wardrobes

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.

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**FOR SALE**

Price Guide \$595,000 - \$610,000

**AGENTS**

Justin Atkins  
0417 955 176  
jatkins@ljhtaree.com.au

Kelly Sawyer  
0421 025 081  
ksawyer@ljhtaree.com.au

**AGENCY**

LJ Hooker Taree  
(02) 6552 1133

LJ Hooker

- The oversized master bedroom includes air conditioning, a large walk-in robe, and a well-presented ensuite bathroom, along with North-East facing windows to capture the breeze
- Stunning raked ceilings enhance the living spaces, creating a wonderful sense of openness, complemented by split-system air conditioning, LED downlights, and ceiling fans
- Kitchen is set around an island cooking zone and features dishwasher, wall oven and grill plus a whole heap of storage space and adjoining dining room
- Spacious and central three-way main bathroom to suit the larger family
- A wonderfully appointed outdoor entertaining zone is completed by an elevated gable roofline to accentuate the space and overall ambience when dining or entertaining
- Intricately landscaped gardens provide privacy set upon a 787sqm block that is fully fenced at the rear and side access into the yard
- Oversized double garage (approx. 7.2m x 6.9m) with combined workshop (approx. 3.9 x 5.7m) and secure internal access to the home
- For investors, the property could achieve a weekly rental income of approximately \$570 - \$600 per week

Just over 1km away, you'll find St Joseph's Primary School along with the Taree Rugby Fields and BMX track, making everyday routines and weekend activities wonderfully convenient. The quiet, welcoming neighbourhood is also close to multiple high schools and childcare providers and enjoys an easy 3km commute to Taree's main CBD for shopping, dining, and essential services.

Impressive in its overall presentation, this is a property that truly deserves your attention. To arrange your viewing, please visit one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information.

Outgoings:

Mid Coast Council Rates - \$898.30 per quarter

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Please Note: Certain photographs have been edited to remove items and personal belongings owned exclusively by the Vendor.

## MORE DETAILS

Property ID 1RSMF7G  
Property Type House  
Land Area 787 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Deck  
Dishwasher  
Outdoor Entertaining  
Workshop  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Justin Atkins 0417 955 176**

Licensed Real Estate Sales Specialist | [jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

**Kelly Sawyer 0421 025 081**

Executive Assistant to Justin Atkins | [ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

**LJ Hooker Taree (02) 6552 1133**

227 Victoria Street, TAREE NSW 2430

[taree.ljhooker.com.au](http://taree.ljhooker.com.au) | [taree@ljhtaree.com.au](mailto:taree@ljhtaree.com.au)

