



2A York Street, Taree

SMART INVESTMENT OR FIRST HOME IN PRIME POSITION

Perfectly positioned just 300m* from the area's largest health precinct including Manning Base Hospital, only 450m* to Taree Central Shopping Centre and the CBD, this well-located property offers unbeatable convenience and outstanding appeal for both first homebuyers and savvy investors.

With the hospital precinct an excellent drawcard for tenants, this is a smart addition to any portfolio or an ideal opportunity to enter the market in a high-demand location. Inside, the home features two large bedrooms, both complete with ceiling fans, a good-sized lounge room, and a functional kitchen offering ample bench and storage space.

- Large shed ideal for workshop or additional storage
- Covered entertaining area
- Side access to the yard
- Single garage and off street parking
- Pleasant street appeal with established gardens
- Within the hospital precinct

The home has been comfortably lived in by the current owner however there is plenty of scope to modernise and add further value. This home located in a prime location where convenience really

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FOR SALE

Please Call

AGENTS

Josh Robards
0432 152 706
j.robards@ljhooker.com.au

AGENCY

LJ Hooker Old Bar Beach
(02) 6553 7133

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**

counts, call Josh Robards 0432 152 706 today before this one gets snapped up.

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- Approximate areas, distances, times

MORE DETAILS

Property ID	P40F6X
Property Type	House
Land Area	467 m2
Including	Council Rates \$3550 approx per Annum

Josh Robards 0432 152 706

Director/Sales Agent | j.robards@ljhooker.com.au

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Floor Plan measurements are approximate and are for illustrative purposes only.
 Floor Plan by James Cause Photography jamescause.com

