



3 Wynter Street

2/3 Wynter Street

**Sold**



3 & 2/3 Wynter Street, Taree

## High-Return Investment | Dual-Income Property with House & Granny Flat

Ideal for both living and investing, this exceptional council approved dual-occupancy property offers a combined rental income of \$800 per week, with potential for growth. Conveniently located close to the CBD, schools, and local shops, it presents a prime opportunity for investors or extended families.

Situated on a spacious 891sqm block, the property includes a large shed next to the granny flat, with handy rear lane access via Ampol Lane. This setup adds extra flexibility for storage, hobbies, or everyday use. Let's take a closer look at what this exciting property has to offer...

### 3 Wynter Street - Main Residence

- A delightful three-bedroom home full of character, featuring high ceilings and timber flooring throughout with ceiling fans in every bedroom
- Combined lounge and dining area with ceiling fan and air-conditioning
- Neat and functional kitchen featuring an upright stove, overhead

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### FOR SALE

Please Call

### AGENTS

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Kelly Sawyer  
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### AGENCY

LJ Hooker Taree  
(02) 6552 1133

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- cupboards, and a neutral colour scheme
- Well-maintained bathroom with a shower over the bathtub, vanity, and toilet, along with a combined laundry area
- Fully fenced backyard featuring a covered deck and established garden shrubs for privacy
- Currently leased for \$400 per week (lease expiry September 2025)

#### 2/3 Wynter Street - Granny Flat (Council Approved - Built 2017)

- Modern 8 year old self-contained, this two-bedroom granny flat is ideal for extended family, guests, or an additional income stream
- Private front deck
- Open-plan living, dining, and kitchen area with ceiling fan and reverse cycle air-conditioning
- Two bedrooms, both with built-in wardrobes and ceiling fans
- Contemporary bathroom with shower, vanity, toilet, and combined laundry
- A huge three-bay shed in the backyard, complete with double roller doors and easy access from the rear lane, offers plenty of space for storage, perfect for tradies, DIY enthusiasts, or anyone needing extra room
- Currently leased for \$400 per week (lease expiry September 2025)

#### Prime Location:

- 650m to Manning River and boat ramp, perfect for outdoor and water enthusiasts
- 800m to Manning Mall & Taree Central Shopping Centres
- 600m to local cafes, takeaway outlets, and essential services
- 800m to both Primary and High Schools, ideal for families

Ideal for investors or those seeking additional income, this versatile property offers a convenient location. Lease both or live in one dwelling while renting out the other, a smart way to balance lifestyle and income.

Whether you're looking to invest or make it your home, this is a great opportunity. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or to arrange a private viewing.

- Mid Coast Council Rates - \$992 per quarter (approx.)

## MORE DETAILS

Property ID 1RDCF7G  
Property Type House  
Land Area 891 m2  
Including Air Conditioning  
Toilets (2)  
Fire Place  
Deck  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced

**Justin Atkins 0417 955 176**

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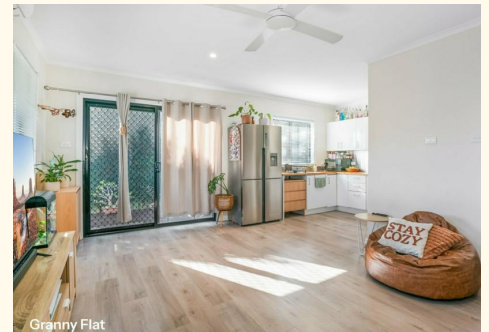
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**LJ Hooker**