



3 Balmaringa Place, Taree

Presentation & Position | Level, Low-Maintenance Living in Popular Taree West

LJ Hooker Taree is delighted to present 3 Balmaringa Place, positioned in the well-regarded and highly sought-after Taree West neighbourhood. This exceptionally tidy brick and tile home will appeal to those seeking a property that is easy to care for and immaculately maintained.

Set on a level 696sqm block in a popular street, the home offers attractive street appeal and established gardens that reflects the care it has received over the years. Offering three bedrooms, a welcoming enclosed sunroom, convenient side access and a single lock-up garage, this is a home that stands out for both its presentation and its position.

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

- A tiled and covered front entry provides a practical, sheltered welcome before stepping through the front door into the lounge room, where air conditioning adds everyday comfort to this inviting living space
- The kitchen is impressively spacious, offering abundant bench

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.

3 1 1

FOR SALE

Offers Invited

VIEW

Sat 21st Feb @ 10:15AM - 10:45AM

AGENTS

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

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

AGENCY

LJ Hooker Taree
(02) 6552 1133



space and ample cabinetry to accommodate busy households with ease. Timber flooring flows through both the kitchen and adjoining dining area, enhancing the warmth and sense of space in this central hub of the home

- From here, you step through to an enclosed sunroom, a versatile area that could easily serve as a second sitting room, games area, home office or hobby space, depending on your needs
- The home offers three well-sized bedrooms, two complete with built-in wardrobes, and all fitted with ceiling fans for added comfort
- A functional main bathroom is centrally positioned to the bedrooms and is complemented by a separate toilet for added convenience
- The laundry is well laid out and includes a second toilet, along with internal access to the single lock-up garage for added practicality
- The property features side access, complete with a concrete driveway running alongside the house for additional parking options
- A concrete rear patio overlooks the fully fenced yard, providing a secure and versatile space that's ideal for families to enjoy outdoor living and entertaining

For investors, current rental expectations are \$550 per week, making it a solid addition to an investment portfolio. With its desirable Taree West location and well-maintained presentation, the property is sure to attract solid rental interest.

Conveniently positioned, this home is just a short distance from key amenities including 1 km to Taree West Public School, 500 m to the scenic Manning Waters Reserve, 1.5 km to Taree West Plaza, 1.6 km to Manning Base Hospital, and only 2.3 km from the main shopping centres and town conveniences. It's easy to see why this part of Taree West is so highly sought after.

Thoughtfully designed for easy living, this home is an excellent choice for families, first-home buyers, or anyone looking for a comfortable lifestyle in a highly desirable part of town. We warmly invite you to attend one of our upcoming open homes, or for further details, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

Disclaimer: 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	1RTFF7G
Property Type	House
Land Area	696 m2
Including	Air Conditioning
	Toilets (2)
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Hot Water

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

