



3 Balmaringa Place, Taree

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

FOR SALE
Offers Invited

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AGENCY

LJ Hooker Taree
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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

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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.

Outgoings:

Mid Coast Council rates - \$902 per quarter

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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

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