

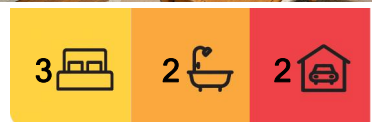


Taree, 3 Whitbread Street

Convenient CBD Home, Investment or Business Opportunity

Just moments from the town centre, this property offers unparalleled convenience and immense potential. Whether you're searching for your first or family home, a promising rental investment or a new business venture, this location has it all. Positioned 250 metres across from Taree Railway Station, you'll enjoy seamless access to public transport. Plus, with Manning Mall Shopping Centre only 450 metres away and Taree Public Primary and High Schools a mere 600 metres from your doorstep, everything you or a potential tenant needs is within easy reach.

Immaculately maintained and exceptionally tidy, this three bedroom, two bathroom home is perfect for a family seeking space and comfort. Inside, you'll find multiple living areas designed for both relaxation and entertaining. The home sits on a generous 1100 sqm level block, featuring a secure and spacious backyard. Additionally, the expansive outdoor area offers endless possibilities, including room for additional shedding or possible



For Sale

Price Guide \$450,000 - \$480,000

View

ljhooker.com.au/1QUHF7G

Contact

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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development (Subject to Council Approval).

The property features include...

- Enjoy the undercover front verandah, an ideal spot for your morning coffee
- The property boasts beautiful hardwood timber flooring throughout, adding a touch warmth to the space
- The main lounge room is equipped with air conditioning and a fan for your comfort
- Adjacent to the lounge room is a well-kept kitchen featuring abundant storage space and an upright stove
- Three spacious bedrooms, two of which have built-in wardrobes and all are equipped with ceiling fans
- The first bathroom features a bath, vanity and toilet, plus a handy second bathroom with a shower, toilet and vanity
- The second family and dining room offers additional living space and convenient access to the internal laundry. This versatile area is perfect for extended gatherings or everyday family activities
- A glass sliding door opens onto the timber back deck, which overlooks the yard
- The fully fenced 1100 sqm yard offers ample space and includes a carport with a single garage and workshop area. This setup provides both covered parking and a dedicated space for DIY projects or additional storage
- Interested in running a home business? The E4 - General Industrial Zoning could make this feasible, (Subject to Council Approval)
- If you're considering a rental investment, this property is estimated to generate approximately \$460 - \$480 per week in rent
- Located near the town centre and just 950 metres from Manning Base Hospital, this property offers easy access to essential services and amenities

For more information or to arrange a viewing of this value packed property, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

More About this Property

Property ID	1QUHF7G
Property Type	House
Land Area	1100 m ²
Including	Air Conditioning Toilets (2) Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced

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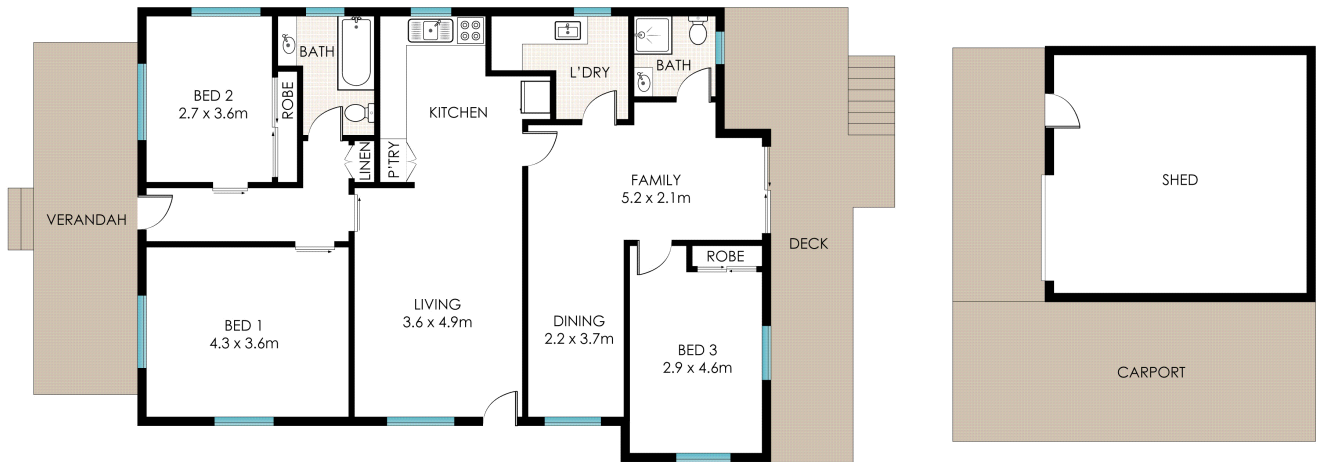
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3 WHITBREAD STREET, TAREE
Floor Plans are illustrative only and are not to be used for construction purposes only.
Floor Plans by James Cook Property Photography jamescookproperty.com.au



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Floor Plan measurements are approximate and are for illustrative purposes only.
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