






30 Alban Street, Taree

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Charming & Affordable Taree West Home

Welcome to 30 Alban Street Taree, a charming and character-filled home tucked away in a quiet, leafy pocket of the highly sought-after Taree West locale. Set on a generous 701sqm block, this residence features original hardwood timber floors, decorative cornices, and a cosy fireplace in the lounge that brings a sense of warmth and personality to the space. Large bay windows in both the lounge and master bedroom allow natural light to pour in, giving the home a bright and airy feel throughout.

Offering three bedrooms plus a bright north-facing sunroom, the layout is both functional and flexible. The main sunroom opens directly from the spacious lounge room, providing an ideal space for reading, relaxing, or even working from home. A second, smaller sunroom is located at the rear of the house and leads out to the backyard, alongside an internal laundry with a separate toilet. The main bathroom is practical and neatly presented.

A separate dining room offers a welcoming spot for shared meals, while the kitchen is neat, tidy, and ready to use. A new roof will ensure the house is water-tight plus under the home, you'll find a single lock-up garage and additional storage space, along with convenient off-

FOR SALE

Please Call

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 **LJ Hooker**

street parking. The open backyard offers plenty of room for kids to play or to create a garden retreat.

For investors seeking a solid addition to their portfolio, 30 Alban Street presents an excellent and affordable opportunity with a current lease in place at \$470 per week until January 2026. This secure tenancy offers immediate rental income, all while being situated in the ever-popular Taree West location.

Positioned just 250 metres from the TAFE campus and 650 metres from the Manning River and West End Boat Ramp, this home also enjoys close proximity to local schools, parks, and the Taree CBD. With its appealing location and classic features, 30 Alban Street offers an excellent opportunity to enjoy peaceful living in one of Taree's most established neighbourhoods.

Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or to arrange a private viewing.

MORE DETAILS

Property ID	1RDEF7G
Property Type	House
Land Area	701 m2
Including	Air Conditioning Toilets (1) Floorboards Secure Parking

Justin Atkins 0417 955 176

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