

## Taree, 31 Hughes Street

### Spacious & Affordable Four Bedroom Investment Opportunity

If you're in search of a well-priced investment opportunity, look no further than this newly listed property at 31 Hughes Street, Taree. With reliable long-term tenants in place, the property is currently leased at \$320 per week with room for future growth.

The property features include:

- Brick and Hardiplank exterior construction with a tile roof
- Four generous size bedrooms
- A well-organised kitchen, offering a functional layout that's appealing to families
- Neat and tidy bathroom with a separate toilet
- Generously sized lounge room with a ceiling fan, complemented by the adjacent dining area
- Side access to the backyard. Set on a 745.6 sqm block, fully fenced for the safety of



**Disclaimer:** 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.



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/1R1EF7G](http://ljhooker.com.au/1R1EF7G)

**Contact**  
**Justin Atkins**  
0417 955 176  
jatkins@ljhtaree.com.au  
**Kelly Sawyer**  
0421 025 081  
ksawyer@ljhtaree.com.au

**LJ Hooker Taree**  
**(02) 6552 1133**

children and pets

- Plenty of space under the house for storage or a workshop
- Covered front and back porches providing options to sit outside
- Positioned at the end of the cul-de-sac backing onto a reserve

Conveniently located just 3.5km from Taree's CBD, this home provides easy access to the heart of town. Taree & District Pre School is a 600m walk from the doorstep and Manning Gardens Public School is a mere 800m away, ensuring a quick and effortless commute for families with school aged children. Additionally, the Wynter Tavern is just 600m from the property, offering a great spot for socialising and gathering with friends and family.

Our Vendor has very realistic price expectations for the property, ensuring this will be an appealing investment opportunity for one lucky buyer. To discuss further or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

## More About this Property

<b>Property ID</b>	1R1EF7G
<b>Property Type</b>	House
<b>Land Area</b>	745.6 m2
<b>Including</b>	Toilets (1) Fully Fenced

### Justin Atkins 0417 955 176

Licensed Real Estate Sales Specialist | [jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

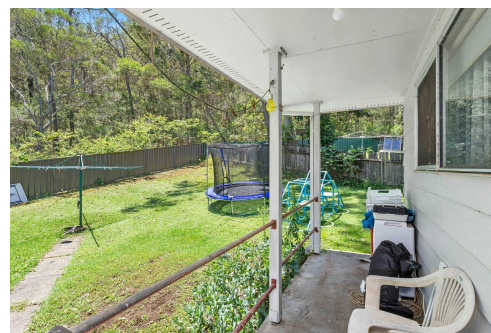
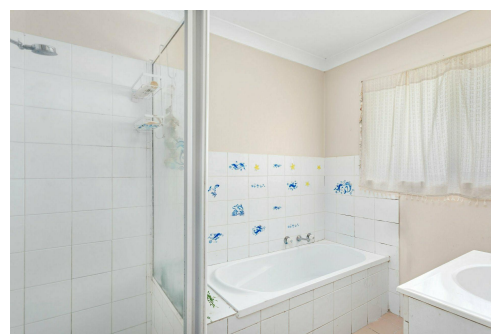
### Kelly Sawyer 0421 025 081

Executive Assistant to Justin Atkins | [ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

### LJ Hooker Taree (02) 6552 1133

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