



32 Ritchie Crescent, Taree

## Spectacular River & Rural Views from Exclusive Ritchie Crescent

If you've been searching for your dream home location with a breathtaking outlook, your search ends here. Positioned on the river side of the street in one of Taree West's most tightly held neighbourhoods, 32 Ritchie Crescent presents an exceptionally rare opportunity. Lovingly maintained by its original owner, this solid brick and tile residence offers four bedrooms, three bathrooms, a double garage and multiple living areas, combining quality construction with a spacious layout.

Step inside and you'll immediately appreciate the immaculate condition of this well-maintained home, along with its picturesque outlook across the Manning River, Kolodong farmland and through to the Taree Golf Course. With thoughtful renovations and careful planning, the home's exceptional views could be further enhanced and enjoyed from even more areas of the residence, ensuring a beautiful backdrop to everyday living.

Well suited to families, the home features four bedrooms, all with built-in storage, while the master enjoys the convenience of its own ensuite bathroom. Bedrooms two and three are also fitted with air conditioning for added comfort. In total, there are three bathrooms,

4 3 2

### FOR SALE

Offers Invited

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



including a main bathroom servicing the bedrooms and a third conveniently located near the laundry room.

A well-appointed timber kitchen offers an abundance of cupboard space and adjoins the dining area, which is fitted with air conditioning for year-round comfort. The lounge room provides a generous and welcoming space for everyday living, while an additional sunroom adds valuable extra room for relaxation, study, or flexible use to suit your needs.

A standout feature of the property is the rear covered deck, perfectly positioned to capture the stunning sunsets over the river. Well-equipped and with direct access to the backyard, this inviting space is ideal for entertaining or simply relaxing and is sure to become a favourite spot to unwind.

The versatile design of the home ensures excellent use of space for everyone in the household. The double garage also includes workshop space, a storeroom, and an additional room that could be utilised as a home office or extra storage space.

Properties on this side of the street are very tightly held and seldom come to market, with homes often remaining in the same ownership for decades. This is a truly unique and rare offering in a prestigious Taree West address, sure to impress even the most selective of buyers.

For more information, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 to discuss further or visit us at one of our upcoming open homes to experience for yourself.

Disclaimer: Virtual furniture and styling have been used for illustrative purposes only and do not represent the actual furnishings within the property. 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 1S08F7G  
Property Type House  
Land Area 556 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (3)  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Solar Panels  
Solar Hot Water

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