



34 BAYVIEW CRESCENT, TAREE WEST

Four floor measurements are approximate and are for illustrative purposes only. Floor Plan by James Lister Property Services Pty Ltd.

**LJ Hooker**

## Taree, 34 Bayview Crescent

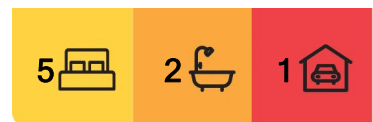
Best Buy in Exclusive Bayview Crescent: Five Bedroom Home in Prime Location

Drive down Bayview Crescent to find this immaculate home that seamlessly combines comfort, practicality and a prime location. Newly listed, 34 Bayview Crescent is situated on one of Taree West's most popular and established streets, just 280m from the Manning River. It's within walking distance to Taree West School, Taree West Plaza and all local amenities, presenting an excellent opportunity for families, first home buyers or investors looking to enter the market.

Upon arrival at this exceptional home in sought-after Taree West, you'll be immediately impressed. This five bedroom residence is incredibly spacious, spread across two levels and situated on a low maintenance 663.9sqm block. The Vendors significant investment of time and money into transforming this property deserves attention. You will undoubtedly fall in love with the impressive upgrades to this house, making it a place you'll truly be proud to call home.



**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**

Price Guide \$549,000 - \$569,000

**View**

[ljhooker.com.au/1QU1F7G](http://ljhooker.com.au/1QU1F7G)

**Contact**

**Justin Atkins**

0417 955 176

[jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

**Kelly Sawyer**

0421 025 081

[ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

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

Let's take a look at what's on offer...

- Step onto the front verandah where you can bask in the morning sunshine and enjoy views across the estate. Inside, you'll find a spacious living room adorned with fresh paint and brand new carpet, complete with reverse cycle air conditioning to keep you comfortable
- Nicely equipped U-shaped kitchen featuring white cabinetry with ample storage, wall oven, ceramic cooktop, dishwasher and new vinyl flooring
- Complete new laundry and second bathroom featuring a walk-in shower and toilet, designed with contemporary flair
- Featuring four bedrooms upstairs, all with new carpet, two with ceiling fans and built-in wardrobes with the main offering a reverse cycle air conditioner
- The main bathroom is tidy and conveniently located in the centre of the upstairs bedrooms. It includes a shower-over-bath combination, a sleek vanity and a toilet, offering both style and functionality
- In addition to the main living spaces, this home offers convenient attic storage, providing ample space for stowing away seasonal items and other belongings
- The downstairs area offers numerous possibilities, including the potential for separate guest accommodation/5th bedroom and a rumpus/family room, also ideal for a media room or kids play area. With its own entry through glass sliding doors and second laundry room, the options are endless
- A fully fenced rear yard complements the property, which also features a large single car garage with internal access and additional workshop space
- Neat street appeal with a bagged-brick facade and a terracotta tile roof
- Solar hot water system to help with your energy costs
- Located 500m around the corner from Taree West Primary School, 1km to Taree West Plaza and 1.6km to Manning Base Hospital

This property's location is ideal for a family looking to settle in one of the area's most highly regarded neighbourhoods. We are thrilled to present such a value-packed home, offering everything you could desire within a family-friendly budget. We invite you to attend one of our upcoming open homes to view in person or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information



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## More About this Property

Property ID	1QU1F7G
Property Type	House
Land Area	663.9 m <sup>2</sup>
Including	Study Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Hot Water

### Justin Atkins 0417 955 176

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

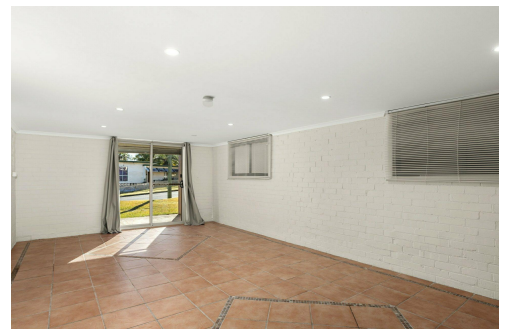
### Kelly Sawyer 0421 025 081

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

### LJ Hooker Taree (02) 6552 1133

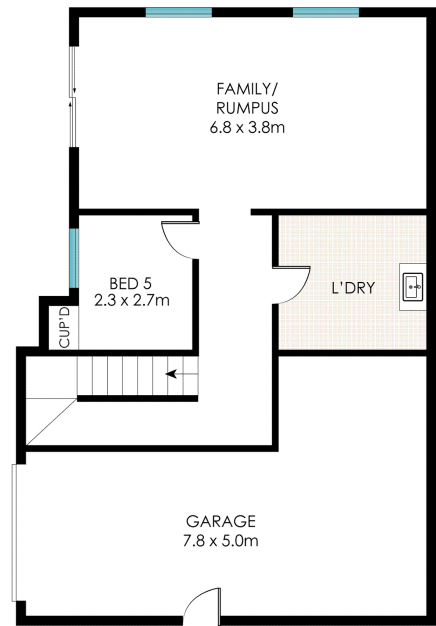
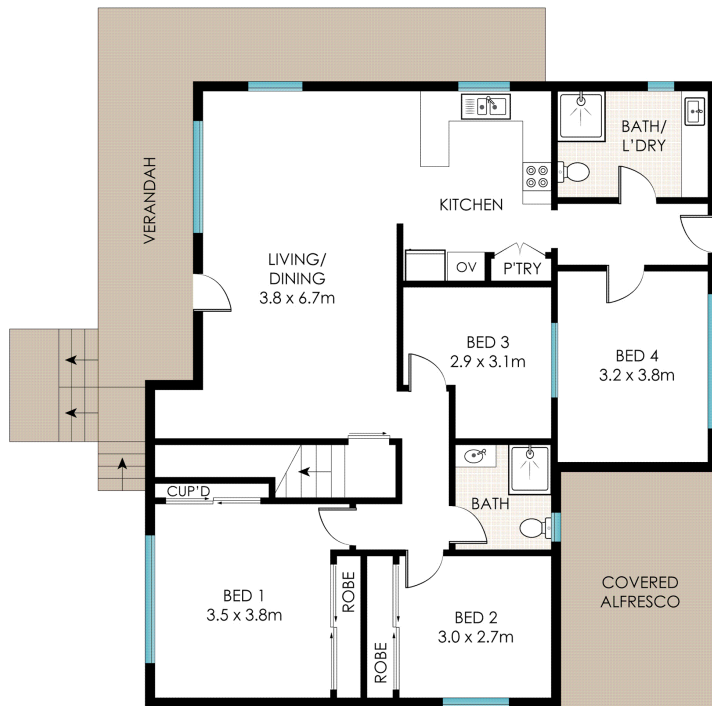
227 Victoria Street, TAREE NSW 2430

[taree.ljhooker.com.au](http://taree.ljhooker.com.au) | [taree@ljhtaree.com.au](mailto:taree@ljhtaree.com.au)



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Floor Plan by James Cause Photography jamescause.com



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