



LJ Hooker



36 Spence Street, Taree NSW

This floor plan including future measurements and dimensions are approximate and for illustrative purposes only.

Taree, 36 Spence Street

Position, Potential & Affordability in Taree West

LJ Hooker Taree are excited to introduce this renovated low maintenance residence, perfect for the aspiring first home buyer, retiree or investor. This home stands as one of our more affordable options for those eager to enter the housing market or add to their investment portfolio.

Situated in Taree West within close range of the CBD and Hospital, 36 Spence Street resides in a highly sought-after and convenient location. Just 500m from the Taree West Plaza and a mere 1.1km from the Manning Hospital and Aldi Supermarket, this locale offers exceptional accessibility. Zoned for Taree West Public School, which is just 400m around the corner, it's also an ideal choice for young families with primary school children.

With price, position and potential all on its side, this restored weatherboard 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.

2

1

1

For Sale

Offers Invited

View

ljhooker.com.au/1QJCF7G

Contact

Justin Atkins

0417 955 176

jatkins@ljhtaree.com.au

Kelly Sawyer

0421025081

ksawyer@ljhtaree.com.au

LJ Hooker Taree
(02) 6552 1133

offers the following features...

- Fully fenced 586sqm level block
- Charming cottage gardens and a well maintained lawn invite you to the covered verandah at the front
- Hardwood timber flooring extends throughout the home
- The kitchen and dining area are seamlessly combined with a stylish design. The L-shape kitchen offers white cabinetry, timber benchtops, freestanding oven with rangehood and complemented by an adjoining walk-in pantry and storage room
- Traditional style high ceilings grace the lounge room, equipped with both air conditioning and a ceiling fan to keep you comfortable
- Two good sized bedrooms also offering ceiling fans
- The house features an additional sunroom, offering a bright area perfect for extra living space, craft room or conversion to a third bedroom
- Completely renovated, the centrally located main bathroom offers a walk-in shower, vanity and toilet all done tastefully in a modern colour scheme. Additionally, a convenient second toilet is situated near the laundry area
- With views of the gardens and yard, there's a covered outdoor area and deck, perfect for relaxation or entertainment
- Providing convenient side access to a carport and garden shed, this property offers practicality and storage solutions for your everyday needs
- Estimated market rent of \$390-\$410 per week for investors

Our motivated Vendor welcomes all reasonable offers from the market, so a viewing is a must. With plenty to admire and appreciate about this cute home, it undoubtedly stands out as one of the best in its range. For further details, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081, or come along and join us at one of our upcoming open homes.

More About this Property

Property ID	1QJCF7G
Property Type	House
Land Area	586 m ²
Including	Study Air Conditioning Toilets (2) Deck Outdoor Entertaining Floorboards

Justin Atkins 0417 955 176

Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au

Kelly Sawyer 0421025081

Sales Assistant to Justin Atkins | ksawyer@ljhtaree.com.au

LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430

taree.ljhooker.com.au | taree@ljhtaree.com.au



LJ Hooker Taree
(02) 6552 1133

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.