



4 West End Avenue, Taree

## Six Bedroom Family Home Features the Best of the West End

Nestled within one of Taree West's most exclusive neighbourhoods, this expansive six-bedroom, three-bathroom home tailored for large families sits just 220m from the beautiful Manning River. Providing an outstanding location and spanning across two spacious levels, this home caters seamlessly to the needs of all families, offering ample space to live, relax and enjoy.

Featuring a well designed and generously proportioned interior, this residence offers multiple living options including a fantastic atmosphere in its bright and light filled lounge area on entry, equipped with reverse cycle air conditioning and a ceiling fan for comfort. The property includes a dining room and sizable kitchen with a sliding door that leads to a balcony, creating an ideal spot for your morning coffee while overlooking the backyard.

Each of the extensive living zones offer purposeful practicality, the downstairs rumpus/living room features new tiled flooring and is equipped with reverse cycle air conditioning. Both levels comprise of an impressive three bedrooms and a bathroom with the upper level

6 3 3

### FOR SALE

Price Guide \$599,000 - \$629,000

### AGENTS

Justin Atkins  
0417 955 176  
jatkins@ljhtaree.com.au

Kelly Sawyer  
0421 025 081  
ksawyer@ljhtaree.com.au

### AGENCY

LJ Hooker Taree  
(02) 6552 1133

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.



bathroom tastefully renovated.

A carport that also acts as an undercover entertaining area beckons for leisurely gatherings, complemented by a double garage with a handy third bathroom. The property has rear lane access from Victoria Street, a feature that could potentially allow for a dual occupancy setup (Subject to Council Approval), adding another layer of versatility and possibility to the property's potential use.

This property is currently utilised as an investment by the owner with excellent tenants, yielding a strong return of \$625 per week with a lease expiry of January 2026.

Families will love the proximity of the popular Taree West Public School, a mere 2km away from this home. Additionally, all essential conveniences including the Aldi Supermarket and Manning Hospital are conveniently located within 1.4km while Taree CBD is approximately 1km away, ensuring easy access to all amenities.

This is certainly one of the largest and best value homes on the market in Taree West. If you are looking for an investment opportunity or wanting to upsize into your dream home and location, don't miss this opportunity to purchase into this highly sought after area. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 to express your interest today

## MORE DETAILS

Property ID	1QF7F7G
Property Type	House
Land Area	537.5 m2
Including	Study
	Air Conditioning
	Toilets (3)
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking

**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)

