






40 & 40A Stevenson Street, Taree

5  2  2 

Dual-Income Opportunity | Three-Bedroom Home + Modern Two-Bedroom Granny Flat Returning \$820/Week

FOR SALE

Please Call

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

Positioned for lifestyle and investment, this exceptional dual-occupancy property offers a combined rental return of \$820 per week with room for growth. Just minutes from the CBD, local schools, shops, and only 600 metres from the beautiful Manning River, this is a prime opportunity for both investors or those with extended families.

40 Stevenson Street | Main Residence

- A charming, character filled three-bedroom home featuring high ceilings, classic details, and a light-filled interior
- Spacious lounge room with fan, air-conditioning and original open fireplace
- Well maintained kitchen with ample cupboard and bench space
- Functional laundry room located off the kitchen
- Three bedrooms, each with ceiling fans
- Neat bathroom in neutral tones with shower over the bathtub, vanity, and toilet
- Fully fenced backyard with paved patio area, clothesline, and

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.

 **LJ Hooker**

- privacy hedges
- Currently leased for \$420 per week (lease expired)

40A Stevenson Street | Granny Flat (Council Approved - Built 2018):

- Modern 7 year old self-contained, this two-bedroom granny flat is ideal for extended family, guests, or an additional income stream
- Private front deck
- Open-plan living, dining, and kitchen area with ceiling fan and reverse cycle air-conditioning
- Two bedrooms, both with built-in wardrobes and ceiling fans
- Contemporary bathroom with shower, vanity, toilet, and concealed laundry
- Tandem carport for off-street parking
- Currently leased for \$400 per week (lease expiry July 2026)

Prime Location:

- 600m to Manning River and boat ramp, perfect for outdoor and water enthusiasts
- 800m to Manning Mall & Taree Central Shopping Centres
- 500m to local cafes, takeaway outlets, and essential services
- 750m to both Primary and High Schools, ideal for families

Whether you're looking to expand your investment portfolio or secure a home with supplementary income, 40 & 40A Stevenson Street delivers flexibility, location, and strong returns. With the option to live in one residence and lease the other, this property offers long-term versatility for investors, multi-generational families, or those seeking additional income.

Don't miss this smart investment in a sought after location. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information.

MORE DETAILS

Property ID	1RD4F7G
Property Type	House
Land Area	626 m2
Including	Air Conditioning Toilets (2) Fire Place Dishwasher Built-in-Robes Fully Fenced Water Tank

Justin Atkins 0417 955 176

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

Kelly Sawyer 0421 025 081

Executive 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



40 & 40A Stevenson Street Taree Site Plan / Ground Floor

LJ Hooker



40 & 40A Stevenson Street Taree

LJ Hooker

