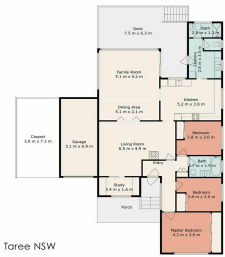




LJ Hooker



41 Bruntnell Street, Taree NSW

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

## Taree, 41 Bruntnell Street

Spacious & Affordable 3 Bedroom, 2 Bathroom Home in a Convenient Location

Step inside and be pleasantly surprised by the generous size and impressive layout of this well presented home. All three bedrooms feature built-in wardrobes and ceiling fans, creating comfortable spaces for rest and relaxation. In addition to the bedrooms, there's a built-in study nook, offering flexibility for those who work or study from home. Two separate living areas, each fitted with air conditioning, provide plenty of space for families to spread out, while the cosy wood fire is perfect for warming up on chilly winter evenings. Timber hardwood floorboards run throughout, adding warmth and character to the home.

At the heart of the home, the large modern kitchen is equipped with stainless steel appliances, an abundance of cupboards and bench space, making meal preparation easy and enjoyable. The home also offers the convenience of two bathrooms, a central main bathroom complete with bath, toilet and vanity, and a second bathroom located off the laundry room, perfect for busy households.



**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.

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2

**For Sale**  
Offers Invited

**View**  
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**Contact**  
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**Kelly Sawyer**  
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**LJ Hooker Taree**  
**(02) 6552 1133**

Step outside and you'll discover even more space and functionality. Set on an old-fashioned quarter-acre block (1012sqm), the property features a single lock-up garage, additional carport, garden sheds, and fully fenced yard, ready for those with kids or pets. The rear timber deck overlooks the backyard and offers a great space for relaxing or entertaining guests.

The location is another highlight, with the popular Manning River Hotel nearby, perfect for a meal or evening out with friends, while the Taree Leagues Sports Club is also only 1.2km from home. Families will appreciate the proximity to several schools, all within approximately 1km, ensuring quality education is close to home. For leisure, the cinema is just a 300m walk, while the Manning Entertainment Centre, Aquatic Centre and Recreation Fields are 2.5km away. The convenience of shopping centres in Taree's CBD are also just 2.3km from your doorstep.

Currently leased until July 2025, the property presents an excellent rental opportunity, returning \$440 per week, an attractive option for investors seeking a solid and reliable return.

This well-maintained and solid home is ready to welcome its new owner. Don't miss your chance to secure exceptional value in a practical and accessible location. Join us at an upcoming open home to experience the potential of 41 Bruntnell Street first-hand, or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information.

## More About this Property

<b>Property ID</b>	1R9CF7G
<b>Property Type</b>	House
<b>Land Area</b>	1012 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Justin Atkins 0417 955 176**

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

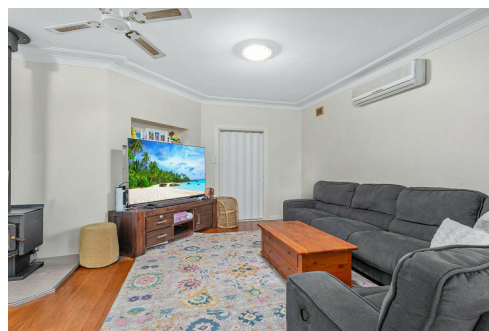
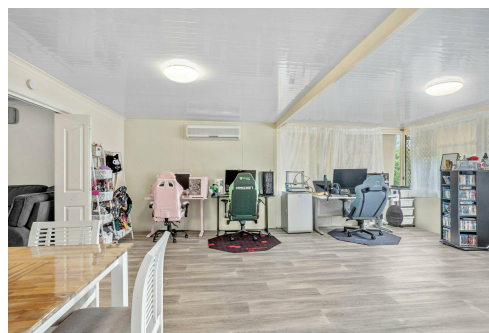
**Kelly Sawyer 0421 025 081**

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