



50 Grey Gum Road, Taree

3  2  2 

## A Warm and Welcoming Modern Family Home

Welcome to 50 Grey Gum Road Taree, a well-maintained home that stands out with its attractive blonde brick and tile construction. Set amongst a neighbourhood of similarly established properties, this residence offers strong street appeal and a warm, welcoming presence. Whether you're entering the property market, looking for a solid investment opportunity, raising a young family, or seeking a more manageable home for retirement, this versatile property is well-suited to a variety of lifestyles.

Step inside to find a home that's been thoughtfully updated with practical living in mind. Tiled flooring flows through the main areas, complementing a great internal layout designed for everyday ease. The brand-new stunning kitchen is a highlight, offering a fresh and functional space in the heart of the home. Let's take a closer look at what makes 50 Grey Gum Road a smart and appealing choice...

- The open-plan living, kitchen, and dining area offers a bright, connected space with air conditioning and a ceiling fan for year-round comfort, while stylish pendant lighting over the dining area adds a modern touch and warm ambience
- The brand-new kitchen is a stylish and functional highlight, featuring sleek stone benchtops with a waterfall edge, gas cooktop

**FOR SALE**  
Offers Invited

### 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.

 **LJ Hooker**

- and electric oven
- All three bedrooms include built-in wardrobes and ceiling fans, with two offering air conditioning. The master room features its own ensuite bathroom
- The home is fitted with day/night roller blinds throughout, allowing you to easily control natural light and privacy at any time of day
- The main bathroom is conveniently positioned centrally to the bedrooms, providing easy access for the whole household
- Step outside to discover a spacious undercover outdoor area, perfect for BBQ's and entertaining
- The fully fenced backyard provides a safe and private space, ideal for children, pets, or outdoor activities. Adding to its charm, the garden features a variety of established fruit trees
- Double garage with secure internal entry to the home
- The property is equipped with a massive 10kW solar system with 27 panels, helping significantly to reduce energy costs and increase efficiency

Ideal for families, this property is situated on the edge of the new 'Grandis Estate', near a Childcare Centre, just 3km from the CBD, 1.1km from Bunnings Warehouse and the Wynter Tavern, and only 1.3km to the local Primary School.

We encourage you to explore the property, you're sure to be pleasantly impressed. Join us at one of our upcoming open homes, or for more details, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

- Approximate Outgoings:
- Council Rates - \$859 per quarter

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 1RCNF7G  |
| Property Type | House  |
| Land Area     | 745 m2   |
| Including     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Solar Panels |

### 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)

