



6 Arthur Avenue



LJ Hooker



6 Arthur Avenue, Taree NSW

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

Taree, 6 Arthur Avenue

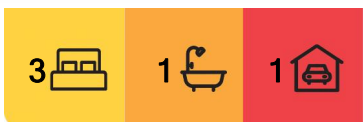
Only House Listed in Taree West Under \$450,000 !

LJ Hooker Taree are pleased to offer for sale this outstanding and affordable opportunity in the highly sought after Taree West locale. Situated on a 638sqm block in a quiet street, you can be assured that this promising location in a comfortable and well-established neighbourhood is the perfect fit for a first home buyer or family looking to enter the market.

Neat and tidy with a cosy floorplan and currently renting for \$350 per week (lease expired), this property is also an ideal find for investors looking to grow their portfolio. Located in the catchment zone for Taree West Primary School just 2km away and a short 650m leisurely walk from the scenic Manning Waters Reserve and river. For a night out to have a meal, Club West is conveniently located only 350m away.

The property features include:

- Upon entry, you'll find an air-conditioned lounge room featuring polished hardwood timber



For Sale

NEW PRICE \$440,000 - \$450,000

View

ljhooker.com.au/1QRZF7G

Contact

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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.

floorboards throughout

- Adjacent to the lounge room lies the dining and kitchen area, creating a functional and inviting space for meals
- All three bedrooms are equipped with built-in wardrobes for storage
- The centrally located bathroom has been updated and features a shower over the bathtub, vanity and separate toilet
- The sunroom at the back of the home offers a convenient second living space
- Fully fenced level block includes a garden shed for storage
- Single car garage, providing secure parking for a vehicle or additional storage space

The home boasts a charming street appeal with established gardens and hedges adding to its overall aesthetic. We warmly invite you to join us at one of our upcoming open homes to experience this property first-hand, or please reach out to Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further details.

More About this Property

Property ID	1QRZF7G
Property Type	House
Land Area	638 m2
Including	Air Conditioning Toilets (1) Floorboards Built-in-Robes Secure Parking Fully Fenced

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