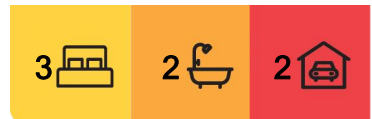


Taree, 63 Cowper St

Live, Subdivide or Develop....Endless Possibilities on this 1619sqm Block

LJ Hooker Taree are genuinely excited to present such a rare and exciting opportunity at 63 Cowper Street, Taree. Situated on an impressive 1619sqm block, there is potential to subdivide or develop the land (Subject To Council Approval), allowing you the opportunity to retain the existing renovated home while unlocking the potential of the block for future growth.

This well-maintained and conveniently located home is currently leased to a reliable tenant at \$400 per week, with the lease expiring in November 2024 (current market rent approx. \$460-\$480 per week). Boasting three bedrooms, two living areas and two bathrooms, it presents an ideal opportunity for savvy investors looking to expand their portfolio and land-bank the property. It's also a great find for families simply seeking a spacious block in town with plenty of space for children and pets.



For Sale
Offers Invited

View
By Appointment

Contact
Justin Atkins
0417 955 176
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Kelly Sawyer
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LJ Hooker Taree
(02) 6552 1133

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.

The property features include:

- The living room offers a warm and spacious atmosphere, complete with polished timber floors, plantation shutters, ceiling fan and reverse cycle air conditioning for year-round comfort
- The upgraded kitchen features a modern grey and white colour scheme complete with a dishwasher, ample storage including overhead cabinets and a walk-in pantry, an under-bench oven and a ceramic cooktop, all seamlessly connected to an adjoining dining space
- A second tiled living area or family room with internal access to the garage
- Three generously sized bedrooms with the master featuring a built-in wardrobe and air conditioning
- The renovated main bathroom includes a walk-in shower, modern vanity and toilet
- The laundry room is conveniently combined with the second bathroom, offering practicality and efficient use of space
- The property features a double garage, providing ample space for two vehicles while also offering additional storage options

Ideally situated, this property is less than 170m from the local park and recreation field, perfect for outdoor activities and leisure. It is also just 300m from Chatham Public School, Chatham High School and St Clare's High School providing exceptional access for families with children. Additionally, The Hub @ Chatham, located 700m away, features a Supermarket, Bottle Shop, Caf&ecute; and Post Office for your convenience. For socialising and entertainment, the Taree Leagues Sports Club is an easy 250m walk, offering a variety of amenities including lawn bowls and meals.

There's no doubt this property is bursting with potential with it's size and location. Come along to view at one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information.

More About this Property

Property ID	1PNZF7G
Property Type	House
Land Area	1619 m ²
Including	Air Conditioning Toilets (2) Dishwasher Floorboards Built-in-Robes Secure Parking

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LJ Hooker



63 Cowper Street, Taree NSW

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



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