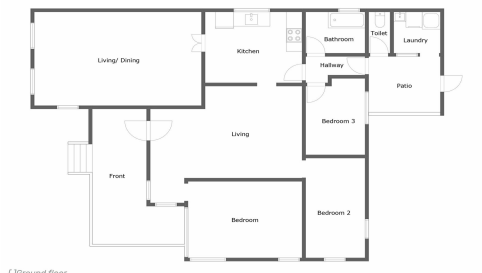




Approximate Boundary



[] Ground floor

LJ Hooker 70 Oxley Street, Taree

This plan is provided as a guide only. Measurements are not guaranteed. Please refer to the title. The quantities provided are an estimate. Exterior materials are not in position.



Taree, 70 Oxley Street

Renovation Project with Terrific Potential in Convenient Location!

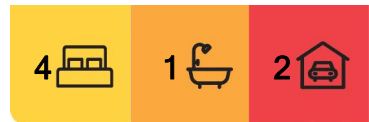
Are you a tradesperson or experienced DIY renovator looking for your next affordable project? This property, located at 70 Oxley Street on a level 676sqm corner block is ready for someone to transform it into a family home, rental property or an opportunity to restore and flip.

The owner has already started the demolition, with most of the internal linings stripped back to reveal the hardwood frame, providing a head start for those looking to personalize the space. Key areas, including the kitchen and bathroom are ready for transformation, allowing you to complete the remaining work to your own style and standards. This unfinished blank canvas is ready for your finishing touches to bring new life into each room.

The floorplan is flexible, allowing for 3-4 bedrooms as well as dedicated spaces for a



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.



For Sale
Offers Invited

View
ljhooker.com.au/1QYW7G

Contact
Justin Atkins
0417 955 176
jatkins@ljhtaree.com.au
Sacha Fraser
sfraser@ljhtaree.com.au

LJ Hooker Taree
(02) 6552 1133

kitchen, living area, bathroom, and laundry. Outside you will find a fully fenced yard and double carport. The location is also a highlight, with this property positioned conveniently near schools and essential shopping and medical facilities. Most importantly, Bunnings, where you will likely be spending most of your time for this property is 3.7km away!

Renovated properties in the area have yielded rents of approximately \$450 to \$500 per week, making this an enticing investment prospect. The proximity to sought-after amenities adds further appeal, only a short walk to two High Schools, Public School, Childcare facilities and Taree Leagues Sports Club for recreational options. For entertainment, a local cinema is within 500m, with the Manning Entertainment Centre, Aquatic Centre and recreation fields just a quick 2.5km drive.

If you're ready to take on a challenging yet rewarding project, contact Justin Atkins on 0417 955 176 or Sacha Fraser on 0431 183 617 for more information or to schedule a viewing of this property with potential.

More About this Property

| | |
|----------------------|--|
| Property ID | 1QYWF7G |
| Property Type | House |
| Land Area | 676 m ² |
| Including | Toilets (1) Floorboards Fully Fenced |

Justin Atkins 0417 955 176

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Sacha Fraser

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