






8 Eric Street, Taree

## Charming & Affordable First Home or Investment Close to Hospital & CBD

Welcome to 8 Eric Street, a character filled four-bedroom home presenting a wonderful opportunity for first home buyers and investors alike. Positioned in a sought-after central location, you'll enjoy the ease of being just 750m to Manning Base Hospital, 500m to Taree West Plaza and 850m to ALDI Supermarket, with both Primary and High Schools within 1km. Everyday essentials and town conveniences are all within comfortable reach from this property.

Stepping inside, the home's charm is immediately apparent with beautiful timber flooring, high ceilings and a covered front verandah that complements its street appeal. The loungeroom features an original brick fireplace, creating a lovely focal point, along with reverse cycle air conditioning for year-round comfort. Freshly painted throughout, the home feels inviting and ready to enjoy.

The kitchen offers ample storage, adjoining a dedicated dining area and an additional living space for flexibility. Four bedrooms are on offer, with three spacious rooms and the fourth ideally suited as a study or home office. The main bathroom incorporates a shower and

4  1  2 

**FOR SALE**

Please Call

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**AGENCY**

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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**

toilet, along with a combined laundry space.

Set on a level 505 sqm block, the property offers side access to a carport and 7m x 5m Colorbond garage with space for vehicles and a workshop. Low maintenance gardens and lawns make upkeep simple, while a little covered rear patio provides a pleasant space to sit and relax.

With a rental estimate of \$500 - \$520 per week and strong demand for rental homes in this CBD area, this property presents a solid investment opportunity for investors.

Affordable opportunities in this location are always in demand. Our vendor is committed to selling and welcomes all reasonable offers from the market. Join us at one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 to arrange your private viewing.

- Disclaimer: Virtual furniture and styling have been used for illustrative purposes only and do not represent the actual furnishings within the property. All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

## MORE DETAILS

Property ID	1RUJF7G
Property Type	House
Land Area	505 m2
Including	Study Air Conditioning Toilets (1) Deck Dishwasher Floorboards Workshop Secure Parking Fully Fenced Water Tank

**Justin Atkins 0417 955 176**

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