



8 Rosewood Crescent, Taree

Contemporary Living at this 9 Year Old Four Bedroom Family Home

Constructed in 2016, this well-kept brick and tile home offers a stylish, modern feel that blends seamlessly into its established surroundings. Featuring a neutral colour scheme and great street appeal, it delivers contemporary comfort throughout. Located in a family-friendly estate, the home is designed for easy living with generous interiors and a practical layout, perfect for everyday life.

Expressions of Interest are now invited from investors and families alike who are looking to secure a quality long-term asset. Currently leased to fantastic tenants until January 2026, the home generates a reliable rental income of \$540 per week, making it an excellent set-and-forget addition to your investment portfolio. Alternatively, if you're planning a move to the area in the New Year, this could be the perfect opportunity to secure your future home now while enjoying a passive income in the meantime.

The property features include:

- A spacious and inviting entryway welcomes you into the home, where tiled flooring flows through the main living areas,

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.

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FOR SALE
Offers Invited

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AGENCY

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- complemented by grey carpet in the lounge and bedrooms
- All four bedrooms are generously sized, each complete with ceiling fans and built-in wardrobes for practical storage
- The master bedroom is privately positioned at the front of the home and features a walk-in wardrobe along with a modern ensuite bathroom complete with shower, vanity, and toilet
- Centrally positioned, the kitchen is designed with entertaining in mind. A breakfast bench invites connection, allowing you to stay engaged with family and guests while cooking. It features generous bench and cupboard space, sleek stone benchtops, stainless steel appliances, and overhead cabinetry
- Open plan dining area with air conditioning, seamlessly extending to the undercover alfresco through sliding doors
- The main bathroom is finished in a neutral colour palette and includes a bathtub, separate shower, and a vanity. A separate toilet enhances everyday convenience for the household
- Enjoy the internal access to the double garage, complete with a remote-controlled door
- A low maintenance yard set on a 710sqm block, fully fenced for added privacy and security

Perfectly positioned for family living, this home is just 300m from a local Daycare, 550m from the Public Primary School, and only 2.6km from nearby High Schools. St Joseph's Catholic Primary is also conveniently located just 2.5km away. Enjoy easy access to local amenities, with the popular Wynter Tavern just 700m away, Taree CBD only 2.5km, and a range of local favourites including Taree Ten Pin Bowling (1.1km), Bev's Takeaway (900m), and Townhead Fruit & McGrath's Meats (1.4km) all close by.

If this feels like the home you've been waiting for, we'd love to show you through. Join us at one of our upcoming open homes or reach out to Justin Atkins on 0417 955 176 or Sacha Fraser on 0431 183 617 for further details.

MORE DETAILS

Property ID	1RB2F7G
Property Type	House
Land Area	710 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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