



87 EDINBURGH DRIVE, TAREE WEST



87 Edinburgh Drive, Taree

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## Unbeatable Value for First Home Buyers, Downsizers & Investors in Taree West

Perfectly positioned in sought-after Taree West, 87 Edinburgh Drive is an ideal choice for first home buyers, investors, or those looking to downsize in comfort. Neatly presented with a practical floorplan, this low maintenance home is ready to move in and enjoy.

The location is a standout, just 1.7km from Taree West Primary School and only 850m to the picturesque Manning Waters Reserve. Club West is also just a short 250m walk away, offering lawn bowls and family friendly dining close by.

The property features include...

- Well presented from the street with neat lawns, easy-care gardens, a classic brick and tile exterior, and a sheltered front porch
- Start your day with a coffee on the front porch, overlooking peaceful farmland and wide rural views just across the road
- Flexible layout with room for multiple living zones or a combined living and dining space, complemented by a cosy wood fireplace, ceiling fan, and air conditioning for year-round comfort

**FOR SALE**  
Offers Invited

**AGENTS**

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Kelly Sawyer  
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**AGENCY**

LJ Hooker Taree  
(02) 6552 1133

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.



- Beautifully rich hardwood timber flooring adds warmth and character throughout the home
- Three good sized bedrooms, all featuring built-in storage and ceiling fans
- Neat and functional galley-style kitchen equipped with a wall oven, ceramic cooktop, dishwasher, and plenty of bench space, with convenient access to the laundry room
- Original bathroom in immaculate condition with a separate toilet for added practicality
- Sliding doors from the living area open to a spacious undercover outdoor entertaining area at the rear of the home, an ideal spot to relax while keeping an eye on the kids or pets
- Neat and tidy level backyard with established gardens, a raised garden bed, and full fencing
- The rear yard also includes a 6m x 4.3m workshop shed, additional undercover BBQ area, garden shed and an outdoor toilet
- Front carport providing convenient parking with easy access to the home
- An excellent rental investment opportunity, with market rent estimate of \$500 - \$530 per week
- Level 581sqm block offering room for outdoor activities or gardening

We are thrilled to present this quality, affordable property to the market. Our Vendor shares our enthusiasm and are eager to consider all genuine offers from the market. Don't miss your chance, arrange a viewing before this opportunity is gone! We look forward to seeing you at one of our upcoming open homes or get in contact with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information.

- Approximate Outgoings:
- Council Rates - \$876 per quarter

- Disclaimer: Virtual furniture and styling have been used for illustrative purposes only and do not represent the actual furnishings within the property.

## MORE DETAILS

Property ID	1RCDF7G
Property Type	House
Land Area	581 m2
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced

### Justin Atkins 0417 955 176

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Approximate Boundary

