



9 Gunbar Road, Taree

Huge in Size & Value | 4 Bed & 3 Bath Family Home in Kanangra Ridge Estate

We are delighted to present for sale this solid and sizeable family home, ideally positioned within the picturesque Kanangra Ridge Estate. Set on a spacious 971sqm block, the home features a classic brick and tile facade complemented by attractive, landscaped gardens.

As you approach the property, you'll appreciate the covered front patio, large double garage and solar panels, while the generous block provides plenty of space for the whole family. With its practical layout, established surroundings and excellent elevated position, this is a home well worth inspecting.

The classic brick family home continues to be highly sought after in today's market, so we encourage you to act quickly.

Let's take a closer look at what this property has to offer...

- Step through the tiled entryway into the comfortable lounge room, featuring carpeted flooring, a window overlooking the front garden and sliding doors opening directly onto the massive rear deck
- The well-kept timber kitchen features a breakfast bar and is

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.

4 3 2

FOR SALE

Price Guide \$690,000-\$720,000

VIEW

Sat 10th Oct @ 9:45AM - 10:15AM

AGENTS

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equipped with a dishwasher, excellent storage, wall oven and double sink

- The adjoining dining space is generously sized, with sliding doors opening onto the deck for easy access to the outdoor entertaining area
- For large families, there is plenty of room with four spacious bedrooms, each featuring built-in storage
- Two of the bedrooms also benefit from their own private ensuite bathrooms
- The well-presented three-way main bathroom is in neat condition with separate areas for the shower and bath, vanity and toilet
- The internal laundry room is conveniently located within the home and provides a practical space
- Year-round comfort is well catered for with reverse cycle ducted air conditioning, while solar panels help improve energy efficiency and keep ongoing electricity costs to a minimum
- The expansive timber deck is a standout feature of the home, providing an excellent space for entertaining, relaxing and enjoying the outdoors
- There is also plenty of storage space underneath the deck, ideal for keeping outdoor equipment, tools and household items neatly tucked away
- The backyard provides plenty of lawn space for the kids and pets to enjoy, along with room for a vegetable garden and established trees adding greenery and shade
- The double garage provides secure parking along with additional storage space
- Convenient side access connects the backyard through to the front of the property

The location is another highlight, with St Joseph's Primary School just 1.3km away and the Taree Rugby Fields and BMX track approximately 1.2km from home. Set within a quiet, family-friendly neighbourhood, the property is also close to a range of childcare options and only a short 3km drive from Taree's main CBD.

For more information, please come along to one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

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 1S3DF7G
Property Type House
Land Area 971 m2
Including Study
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels
Solar Hot Water

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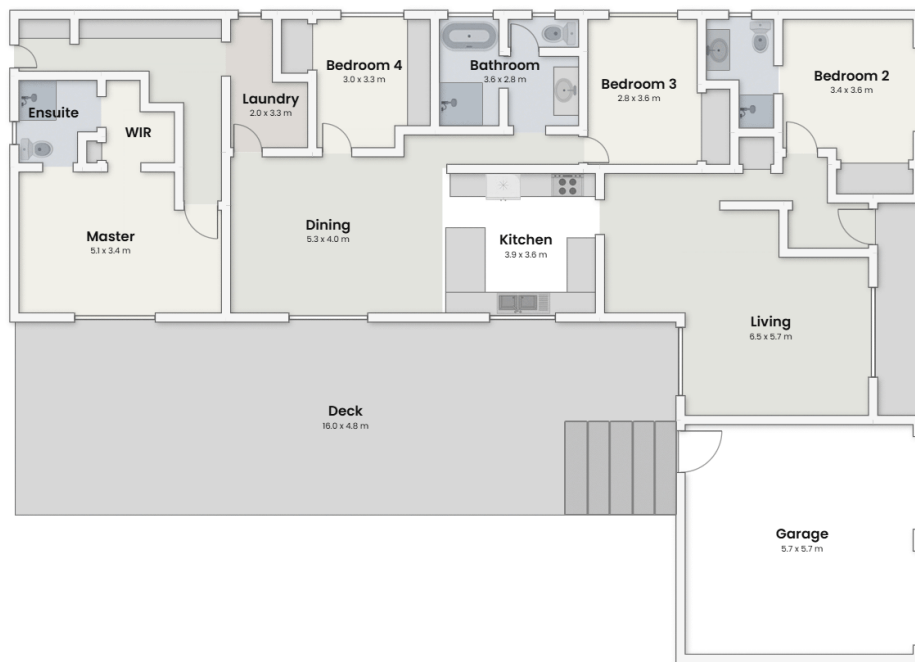
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Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.