



9 Lawson Crescent, Taree

## SUITABLE FOR A RANGE OF BUYERS

Positioned in a convenient and family friendly pocket of Taree, this solid brick and tile home presents an outstanding opportunity for homeowners and investors alike. Whether it's a first home, downsizing or an investment, this would be ideal.




Offering three well sized bedrooms and two bathrooms, the home is designed for comfortable living. The practical floorplan is complemented by a single garage plus additional carport, providing ample space for vehicles, storage or hobbies.

Set close to local schools, sporting fields and the racecourse, the location is ideal for families seeking convenience and lifestyle. Downsize will appreciate the easy care nature of the property, while investors can take advantage of the strong rental demand, with an estimated return of approximately \$560 per week.

Whether you're looking to move in, invest or downsize, this is a smart buy in a sought after area.

### Key Features:

- Three bedroom, two bathroom home

3  2  2 

**FOR SALE**  
\$580,000 - \$620,000

**VIEW**  
Sat 9th May @ 12:45PM - 1:15PM

**AGENTS**  
Adam Stevenson  
0409 607 967  
a.stevenson@ljhooker.com.au

**AGENCY**  
LJ Hooker Old Bar Beach  
(02) 6553 7133

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**

- Renovated main bathroom
- Updated floor coverings
- Solid brick and tile construction
- Single garage plus carport
- Close to schools, sporting grounds and racecourse
- Estimated rental return of \$560 - \$570 per week

A fantastic opportunity to secure a quality home in a well connected Taree location. Contact Adam Stevenson on 0409 607 967.

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- Approximate areas, distances, times

## MORE DETAILS

Property ID	P7DF6X
Property Type	House
Land Area	667.9 m2
Including	Built-in-Robes
	Council Rates \$3750 approx per Annum

**Adam Stevenson 0409 607 967**

Selling Principal | a.stevenson@ljhooker.com.au

**LJ Hooker Old Bar Beach (02) 6553 7133**

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Floor Plan measurements are approximate and are for illustrative purposes only.  
Floor Plan by James Cause Photography [jamescause.com](http://jamescause.com)

