



9 Railway Street, Taree

Renovation Opportunity | Four Bedroom House & Studio on a 1246 sqm Block

Positioned just moments from the centre of Taree, 9 Railway Street presents a promising opportunity to renovate and add value. Set on a level 1246sqm block, the four-bedroom house provides a great starting point, with potential to incorporate a studio and further enhance the property as a rewarding investment.

The home features a practical layout, offering spaces that can be enhanced as part of a renovation. With a single lock-up garage, two carports, and ample yard space, there is plenty of scope to rework and revitalise the property.

The property features include:

- Flood affected in May 2025 (1-in-500-year flood)
- Potential four-bedroom home plus studio, both requiring extensive renovation, set on a 1246sqm block
- Brick dwelling set on a fully fenced block, offering added privacy and security
- Single lock-up garage with drive-through access leading to the two rear carports

4 1 3

FOR SALE

Price Guide \$330,000 - \$340,000

VIEW

By Appointment

AGENTS

Justin Atkins
0417 955 176
jatkings@ljhtaree.com.au

Kelly Sawyer
0421 025 081
ksawyer@ljhtaree.com.au

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.



- Hardwood timber floorboards throughout the house
- Estimated rental return of approximately \$450 per week for the house alone once renovated, with additional income potential if the proposed studio is completed

Location Highlights:

- Approximately 850m to local shopping centres
- Less than 1km to Taree CBD
- Within 1km of Taree High School and Taree Public School
- Around 1.2km to Taree Train Station
- Approximately 1.5km to Manning Base Hospital

Offering solid potential in a convenient location, this property presents an appealing opportunity for investors or buyers ready to undertake a renovation. For further information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

- Disclaimer: 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	1RX1F7G
Property Type	House
Land Area	1246 m2
Including	Floorboards
	Secure Parking
	Fully Fenced

Justin Atkins 0417 955 176

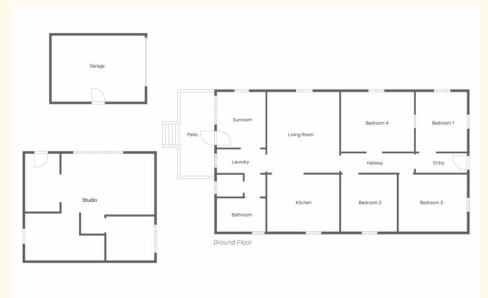
Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au

Kelly Sawyer 0421 025 081

Executive Assistant to Justin Atkins | ksawyer@ljhtaree.com.au

LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430
taree.ljhooker.com.au | taree@ljhtaree.com.au



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