



91A Commerce Street, Taree

## 1297sqm Block | Position & Privacy Just 1km from the CBD

Set on a substantial 1297 sqm parcel just moments from Taree's CBD, this well-positioned three bedroom home offers a practical layout with the added benefit of space both inside and out. Privately set back from the street, the home presents a mix of brick and cladding, complemented by a classic bullnose verandah that wraps around the front and side, creating a welcoming spot to sit and unwind.

Inside, the living room is positioned at the front of the home and features charcoal coloured carpet, air conditioning and a ceiling fan, with a sliding door opening onto the covered side verandah. Flowing through to the dining and kitchen area, you'll find raked ceilings and timber flooring adding a sense of openness, along with another sliding door providing easy access outdoors. The U-shaped kitchen is neat and functional, offering ample bench and storage space for everyday use.

All three bedrooms include built-in storage and ceiling fans, while the master also benefits from its own air conditioning. The bathroom is presented in a tidy condition and is complemented by a separate toilet and a nearby laundry room with external access for added

3 1 1

### FOR SALE

Price Guide \$580,000 - \$620,000

### VIEW

Sat 13th Jun @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

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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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convenience.

Outdoors, the fenced yard offers plenty of room for pets, gardening or future improvements, with a single lock-up garage completing the package. A solar system is also in place to assist with energy efficiency.

Convenience is a key feature here, located approximately 800m from Manning Base Hospital and Aldi Supermarket, 220m from Taree West Plaza, 200m from the Taree West Post Office and Newsagency, and around 450m to Taree West Public School.

With a high demand for housing close to amenities and the CBD, this exceptionally large block has the potential for a granny flat at the rear to create a dual occupancy (Subject to Council Approval).

Currently returning \$430 per week with potential for growth, the property offers an established income stream, with a lease in place until September 2026.

With its generous block size and central location, this is a property that will appeal to a wide range of buyers. For further information or to arrange a viewing, please get in touch with 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.

Please Note: Certain photographs have been edited to remove personal belongings owned exclusively by the tenant.

## MORE DETAILS

Property ID	1RXBF7G
Property Type	House
Land Area	1297 m2
Including	Air Conditioning Toilets (1) Dishwasher Floorboards Built-in-Robes Secure Parking Solar Panels

**Justin Atkins 0417 955 176**

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

