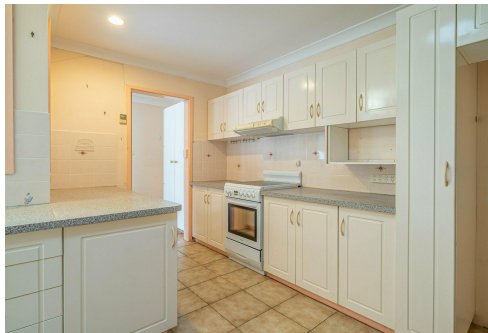
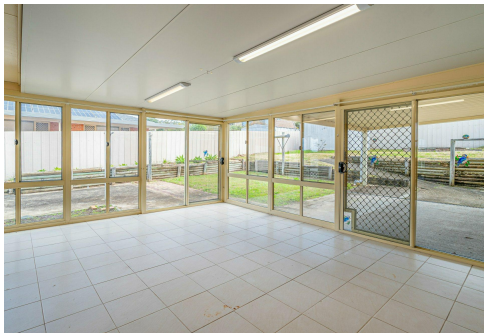


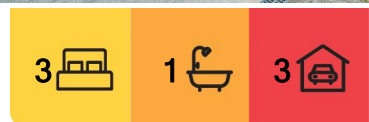


Taree, 96 Kanangra Drive

Be Quick to Secure the Best Value Brick Home in Kanangra Estate

Boasting a tidy street appeal, this solid brick and tile home is new to the market and offers exceptional value in the current range of properties. Located in the family friendly Kanangra Ridge Estate, this generous 848.1 sqm corner block is conveniently located near schools and leisure facilities. Whether you're a first-time homebuyer or seeking a promising investment, 96 Kanangra Drive has great potential and is an opportunity not to be missed!

If a low maintenance investment is on your radar, this solid property offers an estimated market rent of \$440 - \$450 per week with the potential for this to increase with some cosmetic improvements like paint and floor coverings. Its prime location, just 200m to Kanangra Reserve and 1.2km from St Joseph's Primary School, makes it an attractive leasing opportunity for families.



For Sale
Offers Invited

View
ljhooker.com.au/1QTZF7G

Contact
Justin Atkins
0417 955 176
jatkins@ljhtaree.com.au
Kelly Sawyer
0421 025 081
ksawyer@ljhtaree.com.au



Disclaimer: 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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(02) 6552 1133

The property features include...

- Upon entering, you are greeted by a lounge room equipped with air conditioning. Glass sliding doors lead to a spacious, enclosed tiled sunroom, providing an ideal additional living space or a perfect setting for entertaining guests
- Adjacent to the sunroom, you'll find a covered outdoor entertaining area
- The tidy kitchen features an upright stove, ample cupboard space and a tiled floor, making it practical and easy to maintain
- There are three bedrooms, two equipped with ceiling fans, two featuring built-in wardrobes and one bedroom benefiting from air conditioning
- The centrally located main bathroom is in good condition with tiling upgrades, complete with a shower, vanity and toilet. For added convenience, there is also a separate second toilet
- The backyard is completely enclosed with Colorbond fencing and features a garden shed for additional storage
- Dual driveways positioned on each corner provide ideal side access and ample off-street parking options, accommodating multiple vehicles. There is a single lock-up garage and a double carport for convenient covered parking
- The second garage bay has been converted into a storage/workshop room and could be continued to be used for this purpose, or opened back up to provide a double garage

This versatile residence offers generous space at a budget-friendly price range, appealing to investors, families, retirees and first-time homebuyers alike. Situated conveniently close to essential amenities such as Parks, Preschools, Primary and High Schools, as well as just 1km from Taree Rugby Club Sporting Field and BMX track, with an easy 3km drive to the CBD. Given its location and features, this property is expected to attract significant interest. Don't miss out - reach out to Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further details, or visit us at one of our upcoming open homes.

More About this Property

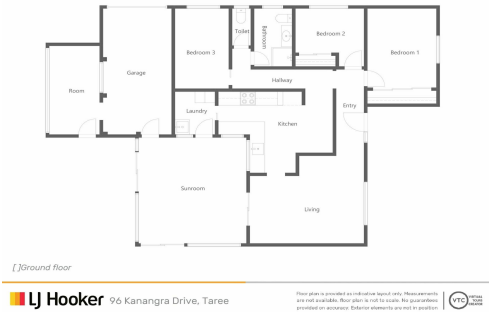
Property ID	1QTZF7G
Property Type	House
Land Area	848.1 m²
Including	Air Conditioning Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

Justin Atkins 0417 955 176
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Executive Assistant to Justin Atkins | ksawyer@ljhtaree.com.au

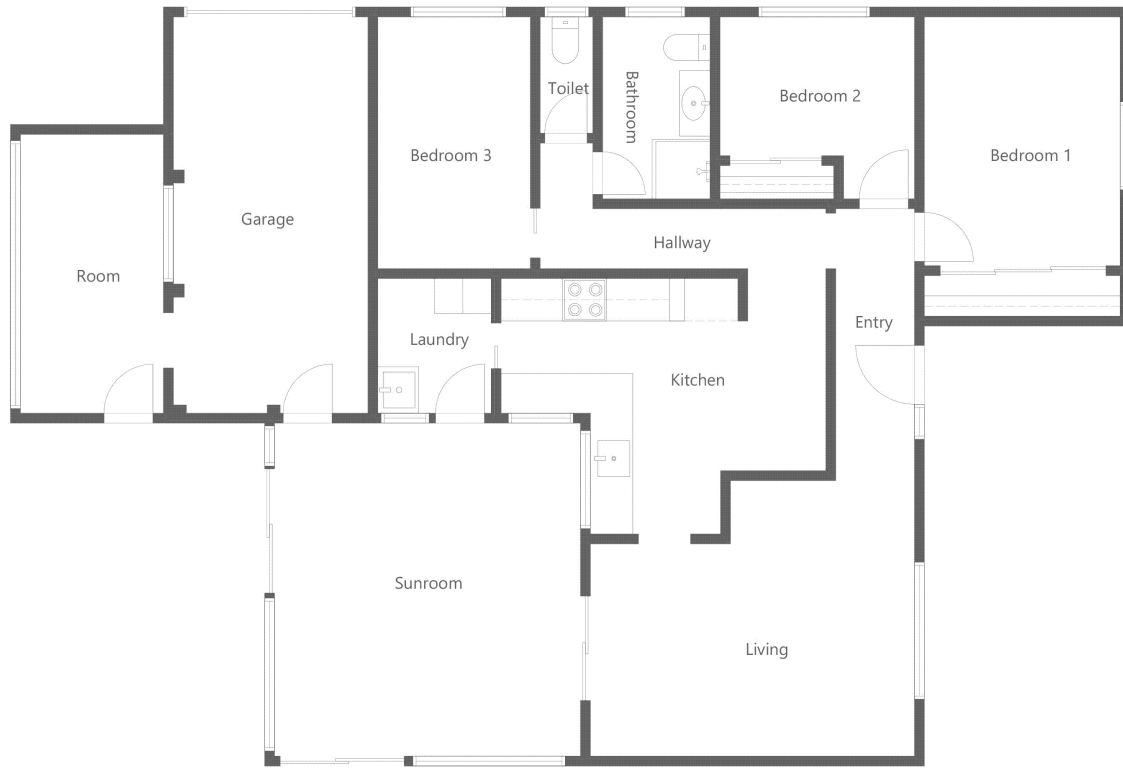
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[]Ground floor

LJ Hooker 96 Kanangra Drive, Taree

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

