



1/46 Chatham Avenue, Taree

## Affordable Place to call Home or Ideal Low Maintenance Investment Opportunity

Conveniently located and positioned on a low maintenance 423sqm block, this well presented three-bedroom home is an ideal opportunity for first home buyers looking to get into the market or savvy investors seeking an affordable, in demand rental property. Finished with a modern rendered texture coat exterior, the property offers easy access in a tidy, welcoming setting.

Enjoy the central location just 650 meters from the Chatham Post Office and within walking distance to key local amenities. Only 500 metres away you'll find Fay's Twin Cinema and a nearby bakery, while a quick 300 meter stroll leads to the local Public School, making this an ideal choice for families and anyone looking for a practical well located home.

The property features include:

- Air conditioned lounge room with polished timber floorboards and access onto the L- shaped entertaining deck
- Neat kitchen featuring vibrant turquoise cabinetry, large pantry and an abundance of bench space

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.

3 1 1

**FOR SALE**

Price Guide \$420,000 - \$450,000

**AGENTS**

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

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

**AGENCY**

LJ Hooker Taree  
(02) 6552 1133

LJ Hooker

- Three bedrooms centrally located to the bathroom with separate shower and tub
- Master bedroom complete with built-in storage
- Fully fenced, low-maintenance yard that's easy to care for, with a back deck requiring a few simple repairs to restore its charm
- Equipped with solar panels, offering you long-term savings on utility bills
- Single detached carport for vehicle parking

Whether you're a experienced investor or a first home buyer ready to step into the market, this property is sure to impress. We invite you to attend one of our upcoming open homes or get in touch with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information.

## MORE DETAILS

Property ID	1REHF7G
Property Type	House
Land Area	423 m2
Including	Air Conditioning Toilets (1) Deck Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

**Justin Atkins 0417 955 176**

Licensed Real Estate Sales Specialist | [jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

**Kelly Sawyer 0421 025 081**

Executive Assistant to Justin Atkins | [ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

**LJ Hooker Taree (02) 6552 1133**

227 Victoria Street, TAREE NSW 2430

[taree.ljhooker.com.au](http://taree.ljhooker.com.au) | [taree@ljhtaree.com.au](mailto:taree@ljhtaree.com.au)

