



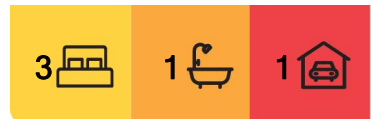
Taree, 2/24 Cowper Street

Superb Freestanding Three Bedroom Duplex Villa

Affordable and conveniently located, this well maintained freestanding duplex villa has been an ideal entry-level property for its current owners, who purchased it as their first home. It's equally well-suited to retirees looking to downsize or investors seeking a low-maintenance addition to their portfolio.

Privately tucked away, this charming detached villa features a tidy brick and tile facade and offers a peaceful setting on a level, easy to maintain block with access to Chatham Park.

The property features three well-proportioned bedrooms, each fitted with mirrored built-in wardrobes, ceiling fans for comfort and new carpet for a fresh, cosy feel. The living room, adorned with new vinyl plank flooring and new blinds, is bright and inviting, flowing seamlessly to a covered alfresco area ideal for relaxation or entertaining. The kitchen combines practicality and charm, offering ample storage, an upright stove, dishwasher, and a breakfast bar for casual dining. A central bathroom with a bath, shower, and



For Sale
Offers Invited

View
ljhooker.com.au/1R0YF7G

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separate toilet enhances the home's functionality.

Additional features include a single lock-up garage with drive-through access to the side yard, and a fenced, level yard with direct access to Chatham Park, making it ideal for children or pets. Conveniently situated just 300m from Taree Leagues Sports Club, the villa is also within a 1km radius of Primary & High Schools and childcare facilities. For leisure and entertainment, the Manning Entertainment Centre, Aquatic Centre, and recreation fields are just 2km away.

For investors, this property presents an attractive opportunity with an estimated rental return of \$450 per week. It's low-maintenance design, combined with a desirable location close to schools, shopping, and recreational facilities, makes it a highly appealing option for potential tenants.

This is a rare opportunity to secure a three-bedroom villa in such a convenient and sought-after location. Join us at one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information.

More About this Property

Property ID	1R0YF7G
Property Type	Unit
Land Area	283 m ²
Including	Toilets (1) Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced

Justin Atkins 0417 955 176

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

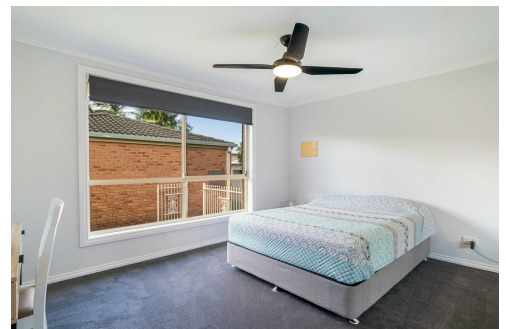
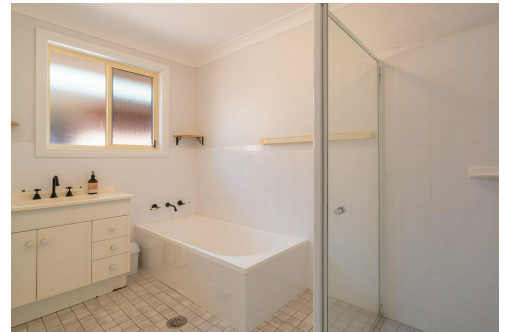
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