



Taree, 4/276 Victoria Street

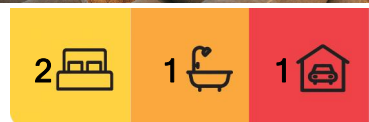
Affordable CBD Unit Ready for the Investor or First Home Buyer

LJ Hooker Taree are pleased to offer this low maintenance unit, ideally located in popular Victoria Street within minutes walk to town, offering an estimated market rental income of \$300 per week (currently leased for \$260 per week).

If you're seeking a compact and comfortable home, this entry level property will be the perfect choice. With its prime location offering easy access to the CBD and the Manning River, it's an appealing and affordable opportunity for investors or first home buyers to consider.

The property features include...

- Spacious lounge room on entry with good natural light
- Neat original kitchen featuring a freestanding oven



For Sale

Price Guide \$265,000 - \$275,000

View

By Appointment

Contact

Justin Atkins

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Sacha Fraser

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LJ Hooker Taree
(02) 6552 1133

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.

- Generous size main bedroom with built-in wardrobe plus the option of a second bedroom or additional living area
- Central bathroom in tidy condition with a separate toilet
- Single lock up garage for parking or additional storage

Located 400m to the banks of the Manning River, 1km to the TAFE campus, 500m to the CBD, 800m to the Manning Hospital and within walking distance to conveniences such as boutique shops, Supermarket and eateries, everything is easily accessible from this property.

You won't find a better value unit in such a great location as this one on the market at present. If you would like to know more, please get in contact with Justin Atkins on 0417 955 176 or Sacha Fraser on 0431 183 617 or come and visit us at our next open home.

* Approximate Outgoings

Mid Coast Council rates - \$725 per quarter

Strata Levies - \$819 per quarter

More About this Property

Property ID	1R94F7G
Property Type	Unit
Including	Toilets (1) Built-in-Robes Secure Parking

Justin Atkins 0417 955 176

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

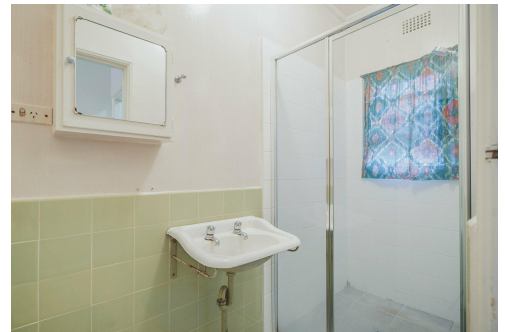
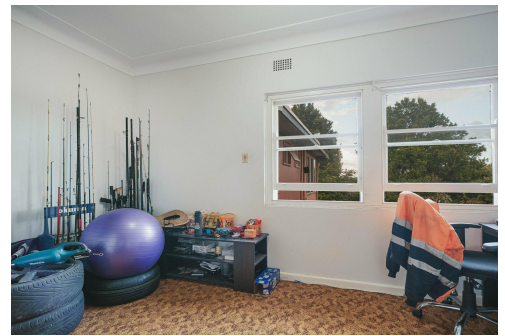
Sacha Fraser 0431 183 617

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