



5/36-38 Stevenson Street, Taree

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Free-Standing Villa in a Central Taree Location

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Taree
(02) 6552 1133

Whether you're looking to downsize, secure your first home, or add to your investment portfolio, this standalone brick and tile villa is well worth your consideration. Positioned within a well-kept complex of six, it offers a comfortable, low-maintenance lifestyle just moments from the Taree CBD.

Inside, the layout is practical and inviting, featuring a light filled open-plan living and dining area. The adjoining kitchen is well arranged with electric cooking, ample storage, and easy-care vinyl flooring, while a separate laundry is conveniently positioned nearby with direct outdoor access. Internal access from the single garage adds to the overall functionality.

Sliding doors open to a private courtyard, creating a quiet outdoor space to enjoy, with the added convenience of side access from the front via a Colorbond gate.

The villa includes two well-proportioned bedrooms, both with built-in wardrobes. The central bathroom is neatly presented and services the home with a shower, vanity, and toilet.

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.

 **LJ Hooker**

The property is currently leased and returning \$1,738.10 per month (\$401.10 per week), with the lease now expired should you be looking to move in yourself. Approximate strata fees are \$921.40 per quarter, while council rates are approximately \$766 per quarter.

Conveniently located just 600 metres from the boat ramp and the scenic banks of the Manning River, this setting is perfect for those who enjoy being close to the water. Major shopping centres are also within approximately 800 metres, while a selection of local cafes and food outlets can be found just 500 metres from the doorstep.

Families will appreciate the added convenience of being within 700 metres of both Taree Primary School and High School, ensuring an easy walk or quick commute to school.

A solid option for those looking to secure a low-maintenance property in a convenient location. For further details, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

- Approximate Outgoings:
Council Rates - \$766 per quarter
Strata Levies - \$921.40 per quarter

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 furniture and personal belongings owned exclusively by the tenant

MORE DETAILS

Property ID	1RWPF7G
Property Type	Unit
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes Secure Parking

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Pictures and measurements in this floor plan are provided as an approximate guide and for illustrative purposes only.

