



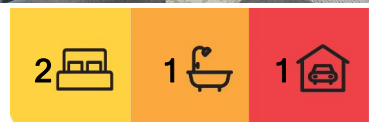
## Taree, 6/7 Boyce Street

### CBD Investment Opportunity

LJ Hooker Taree are thrilled to welcome to the market this impeccably maintained and cost effective investment opportunity. Located on the top floor of the well maintained 'Panda Place' complex, this unit offers an inviting open plan layout complemented by two sun soaked balconies. Located on the edge of the town's centre, a comfortable 900m walk will bring you to the front door of the local Shopping Centres or a short 500m stroll to the beautiful Manning River.

Having demonstrated its remarkable value as a highly profitable investment for our clients, this delightful property currently generates \$370 per week in rental income. There is also the possibility of securing this unit in the near future if you are looking for a property to move into and call home that's close to all conveniences.

Key features of the property include:



**For Sale**

Price Guide \$310,000 - \$325,000

**View**

[ljhooker.com.au/1QF9F7G](http://ljhooker.com.au/1QF9F7G)

**Contact**

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



- Offering an elevated vantage point, coupled with the added convenience of a single lock-up garage providing secure parking and storage
- Solid double brick construction
- Open plan living design incorporating a sunlit lounge area and a dining space adjacent to the kitchen
- A newly installed contemporary kitchen that offers ample benchtop space and abundant storage capacity, furnished with modern and stylish appliances
- Two generously sized bedrooms boasting built-in storage
- The tidy central bathroom offers a bathtub and shower along with a separate toilet for added convenience and functionality

Here is a chance to secure a low maintenance, cost effective investment property so don't let the opportunity pass you by. If you're eager to learn more, please get in touch with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081

Approximate Outgoings:

Mid Coast Council- \$675 per quarter

Strata Levy \$1001.25 per quarter

## More About this Property

<b>Property ID</b>	1QF9F7G
<b>Property Type</b>	Unit
<b>Including</b>	Toilets (1) Balcony Secure Parking

**Justin Atkins 0417 955 176**

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

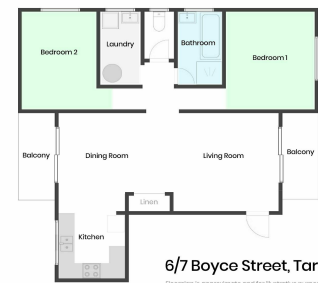
**Kelly Sawyer 0421025081**

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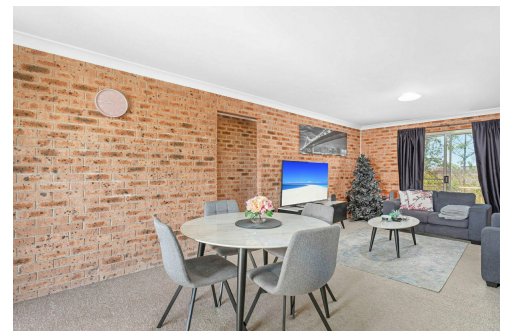
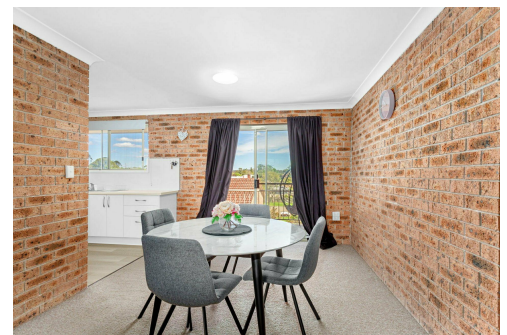
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