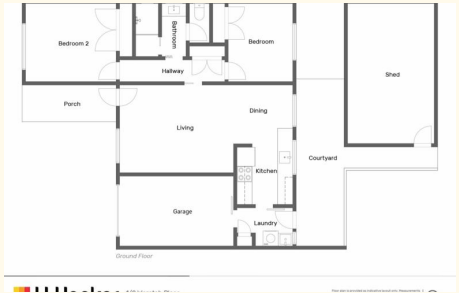




**Sold**



1/2 Waratah Place, Taree

## Quiet, Easy-Care Duplex Villa in Popular Kempes Estate

LJ Hooker Taree are pleased to present 1/2 Waratah Place, a well-kept duplex villa in the always popular Kempes Estate. Positioned in a peaceful cul-de-sac, this appealing property offers a quiet lifestyle in a desirable location.

Set on a corner block with just one adjoining neighbour, the ground floor villa is perfect for downsizers or anyone seeking an easy-maintenance home with a relaxed feel. Two single lock-up garages provide flexibility, one with internal access to the home and the other accessible via side entry, offering additional parking, storage or workshop space. There's also a private rear courtyard to enjoy the outdoors with minimal upkeep. A rare opportunity in a tightly held pocket of town, let's take a closer look at the property features...

- Bright and welcoming lounge at the front of the home, featuring plantation shutters, ceiling fan, reverse cycle air conditioning, and an abundance of natural light
- Two spacious bedrooms, each with built-in wardrobes; the master room, positioned at the front of the home, also includes a ceiling fan and plantation shutters
- Stylish kitchen in classic black and white tones, offering ample cupboard space and an adjoining dining area. A walk-through to

2 1 2

**FOR SALE**  
Offers Invited

### AGENTS

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

Sacha Fraser  
0431 183 617  
sfraser@ljhtaree.com.au

### AGENCY

LJ Hooker Taree  
(02) 6552 1133

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.



the laundry room provides internal access to the garage, along with a rear door leading directly to the private courtyard

- Spacious undercover patio positioned to capture the morning sun, overlooking the private courtyard and easy-care gardens
- Breezeway access leads to the entry of the second single garage, ideal for extra storage, a workshop, or additional secure parking
- Outstanding street appeal, surrounded by other quality properties in a well-established street

The property offers an excellent investment opportunity, with an estimated rental return of \$430 - \$450 per week. This solid return, combined with the low-maintenance layout and sought-after location, makes it an appealing option for investors.

Positioned just 600m from local sporting fields and the walking/cycling track, it's also within walking distance of three schools and close to parks and additional recreational facilities. Taree Leagues Club is only 1.1km away, Fay's Twin Cinema just 1.5km, and the Taree CBD approximately 3.5km, placing everyday essentials and entertainment within easy reach.

Homes like this are in high demand, so we recommend enquiring early. To find out more or arrange a viewing, please contact Justin Atkins on 0417 955 176 or Sacha Fraser on 0431 183 617.

## MORE DETAILS

Property ID	1RBJF7G
Property Type	Unit
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

### Justin Atkins 0417 955 176

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

### Sacha Fraser 0431 183 617

Licensed Real Estate Agent | [sfraser@ljhtaree.com.au](mailto:sfraser@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)

