




14/7 Manning River Drive, Taree

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## Light-Filled, Low-Maintenance Living in Nulama Village (Over 55s)

**FOR SALE**  
\$255,000

### AGENTS

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

Jade Hush  
0481 764 063  
jhush@ljhtaree.com.au

### AGENCY

LJ Hooker Taree  
(02) 6552 1133

Step into this charming villa and immediately feel the sense of space created by the grand high ceilings, striking exposed beams, and clerestory windows that flood the home with beautiful natural light. Fresh new carpet throughout makes this home move in ready.

The spacious lounge flows seamlessly into the dining and kitchen area, featuring a stylish horizontal timber panelling feature wall and air conditioning for year-round comfort. The kitchen offers practical lino flooring, freestanding electric cooktop and oven, and generous storage, making daily living simple and comfortable.

The villa includes:

- One well-sized bedroom with ceiling fan and built-in mirrored wardrobe
- Neat bathroom with shower, toilet, and vanity
- Internal laundry
- Private, fenced patio, ideal for relaxing or entertaining
- Carport to keep your vehicle protected

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**

Located within the popular Nulama Village Over 55's Complex, this home is perfect for those seeking a low-maintenance lifestyle in a friendly and social community.

Outgoings (approx):

- Council Rates: \$440.22 per quarter
- Strata Rates: \$863.95 per quarter

Don't miss this opportunity to enjoy comfort, convenience, and community - Contact Sacha Fraser on 0431 183 617 or Jade Hush on 0481 764 063 for more information.

**DISCLAIMER:**

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**MORE DETAILS**

Property ID	1RSEF7G
Property Type	Unit
Including	Air Conditioning Courtyard Built-in-Robes

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