



2/24 Gipps Street, Taree

Three Bedroom Ground Floor Villa - Ideal to Live in or Invest

Come and discover this rare find at 2/24 Gipps Street, a ground floor, three-bedroom brick and tile villa offering low-maintenance living. With realistic price expectations, the Vendor is open to all reasonable offers from the market, making it an ideal opportunity for investors, first-home buyers, or those looking to downsize into a tidy unit complex.

The property highlights include...

- Three well-proportioned bedrooms
- Open plan lounge and dining area with reverse cycle air conditioning
- Tidy kitchen equipped with a dishwasher, upright stove, and overhead cupboards
- Single lock-up garage, perfect for vehicle security or additional storage
- Neat bathroom featuring both a shower and bathtub for added convenience
- Updated carpet throughout giving the property a fresh feel
- Undercover front patio, perfect for enjoying your morning tea or coffee
- Excellent street appeal in a well-maintained complex

3 🏠 1 🚿 1 🚗

FOR SALE

PRICE GUIDE \$300,000 - \$320,000

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.

 **LJ Hooker**

- Currently leased for \$340 per week (lease expired) if you are in the market for an investment property

Prime Location...

Conveniently located within walking distance to Taree Leagues Sports Club, sports fields, and the popular cycling and walking track all within 300m of your doorstep, this villa ensures ease of access to local amenities. In addition, the Taree CBD is just a short 3.5 km drive away, keeping everything you need close at hand.

Perfect for those looking to downsize and move into a flat level villa, this property is also a smart investment choice, with a great long-term tenant already in place and the potential for a steady rental income. Don't miss out, come and visit one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Sacha Fraser on 0431 183 617 for further information.

MORE DETAILS

| | |
|---------------|---|
| Property ID | 1R50F7G |
| Property Type | Unit |
| Including | Air Conditioning Toilets (1) Dishwasher Built-in-Robes Secure Parking |

Justin Atkins 0417 955 176

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

Sacha Fraser 0431 183 617

Licensed Real Estate Agent | sfraser@ljhtaree.com.au

LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430
taree.ljhooker.com.au | taree@ljhtaree.com.au

