



## Taree, 2/285 Victoria Street

### Location & Lifestyle at this Impressive Taree West Villa

Set in Taree West, this generously sized, low-maintenance villa offers an exceptional lifestyle opportunity. The home provides easy access to local shops, services, and the Taree CBD, with the Manning River, pristine beaches, and stunning natural landscapes all close by. Whether you're purchasing your first home, downsizing, or looking to invest, this well-maintained villa places you in a relaxed setting with plenty to enjoy close by.

Beautifully presented and offering an impressive sense of space throughout, this solid brick villa blends comfort, functionality, and timeless style. With a well-considered layout, easy-care features, and a highly convenient location, it presents a quality opportunity for a wide range of buyers.

Step inside to a bright, welcoming living area featuring a ceiling fan and reverse-cycle air conditioning for year-round comfort. The neat, functional timber kitchen offers ample storage and connects effortlessly to the open-plan dining and lounge. There's plenty of

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**For Sale**  
Offers Invited

**View**  
By Appointment

**Contact**  
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**LJ Hooker Taree**  
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room to accommodate a formal dining setting or even a second living zone, depending on your needs.

The villa offers two generously sized bedrooms, each with built-in wardrobes. The master bedroom stands out with its charming bay window, enhancing the natural light and overall appeal. A three-way bathroom adjoins the master, featuring a shower, bathtub, and vanity, along with a separate toilet for added convenience.

Outside, a fully fenced private courtyard offers a low-maintenance space to relax and enjoy some outdoor time. This area also provides convenient access to the laundry and the secure single lock-up garage.

Leased at \$400 per week until February 2026, this villa is a solid investment opportunity. Ideally positioned, it's just 300 metres to the Taree West End Avenue boat ramp, 1.1km to both Manning Base Hospital and Aldi Supermarket, 900 metres to the CBD, and only 1.9km from Taree West Public School.

Whether you're looking to grow your investment portfolio or secure a beautifully maintained home in a prime location, 2/285 Victoria Street is a must see. For more information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer 0421 025 081.

Approximate Outgoings:

- Strata Levies - \$709 per quarter
- Council Rates - \$741 per quarter

## More About this Property

<b>Property ID</b>	1RC1F7G
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Dishwasher Built-in-Robes Secure Parking

**Justin Atkins 0417 955 176**

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