



LJ Hooker



6/176-178 High Street, Taree NSW

This floor plan including future measurements and dimensions are approximate and for illustrative purposes only.

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## Delightful Villa to Reside or Invest in Taree West

Tucked away at the rear of a quiet, well maintained complex, this spacious ground-floor villa offers an easy, low upkeep lifestyle in one of Taree's most desirable neighbourhoods. It's well suited to anyone looking to simplify without sacrificing quality, whether you're downsizing, investing, or just after a comfortable home that's ready to enjoy.

Set in the heart of popular Taree West, you're only minutes' drive from the hospital, local schools, shopping centres, and the town centre all within 2km from your doorstep, making everyday living straightforward and convenient.

Take a look at the property features...

- Attractive street presence with a modern rendered brick facade, tile roof, and manicured hedges
- Light-filled open plan living and dining area with hardwood timber flooring, air conditioning, and seamless access to a private rear balcony
- Well maintained kitchen featuring ample cabinetry and excellent storage space
- The spacious living zone is enhanced by large windows that flood

2 1 1

**FOR SALE**  
Offers Invited

### AGENTS

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Kelly Sawyer  
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### AGENCY

LJ Hooker Taree  
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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.

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the space with natural light

- Private, fully fenced courtyard with plenty of lawn, a rare bonus for villa living
- Two generous bedrooms complete with built-in wardrobes and ceiling fans with the main bedroom also including air conditioning
- Central bathroom in excellent condition with separate shower, bathtub, and separate toilet
- Secure single lock-up garage with internal access and remote door for convenience and peace of mind

Prime location just moments from key amenities including:

- Manning Base Hospital (1km)
- Aldi Supermarket (1km)
- Taree Shopping Centres (1.6km)
- Taree West Public School (600m)
- Taree West Plaza (1.3km)

Investment or Live-In Opportunity:

Currently leased at \$430 per week until September 2025, this property is a smart "set-and-forget" investment. For owner occupiers, it's a dream opportunity to secure an easy-care, centrally located home in one of Taree's most desirable areas.

Whether you're a downsizer, first home buyer, or investor - this value packed villa ticks all the right boxes. A pleasure to present, but it won't last long. Please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 to arrange your private viewing.

- Approximate Outgoings:
- Mid Coast Council \$702 per quarter
- Strata Levies \$631.40 per quarter

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## MORE DETAILS

Property ID	1RFMF7G
Property Type	Unit
Including	Air Conditioning Toilets (1) Courtyard Deck Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Justin Atkins 0417 955 176**

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