



## Taree, 7/24 Coolabah Drive

Ground Floor Villa - Quiet & Affordable with Plenty of Potential

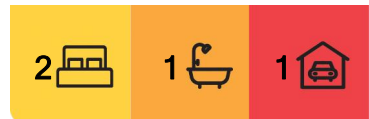
Introducing 7/24 Coolabah Drive Taree, this brick and tile villa is a delightful find nestled at the rear of a quiet complex. Featuring spacious open plan living with a North facing backyard and deck overlooking a natural reserve, it presents an excellent chance for individuals desiring a low maintenance lifestyle in a convenient area or investors seeking a promising return on investment.

The property features include:

- Two good sized bedrooms both with mirrored built-in wardrobes and ceiling fans
- Open plan dining and living area with ample natural light, complemented by the comfort of an air-conditioned environment
- Rear timber deck that overlooks a private grassed courtyard and out onto natural bushland



**Disclaimer:** 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.



**For Sale**

Price Guide \$250,000 - \$275,000

**View**

[ljhooker.com.au/1QGEF7G](http://ljhooker.com.au/1QGEF7G)

**Contact**

**Justin Atkins**

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**Kelly Sawyer**

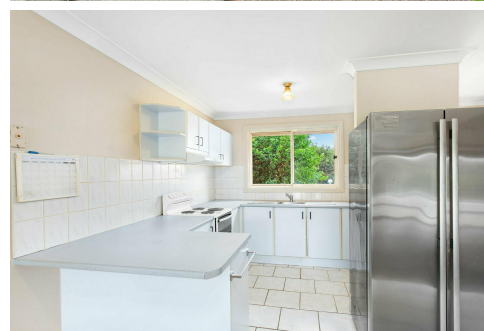
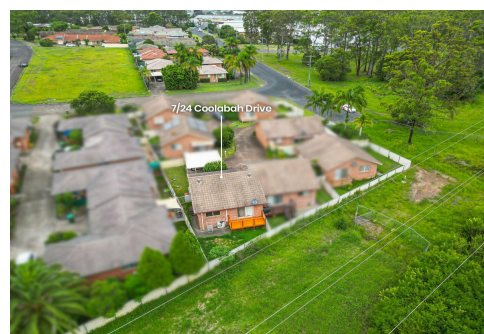
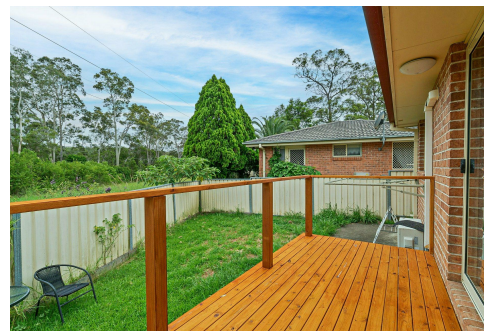
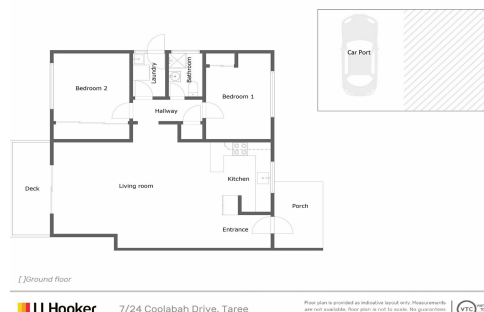
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**LJ Hooker Taree**  
**(02) 6552 1133**

- The kitchen boasts a neat and organised layout, equipped with an upright stove and overhead cupboards for additional storage space
- Featuring a tidy bathroom and an internal laundry area, offering both convenience and functionality within the home's layout
- Complete with a convenient single carport, providing undercover parking and shelter for your vehicle
- The anticipated rental income for this property is estimated to range between \$300 - \$320 per week with room for growth, offering a promising return on investment in the rental market
- Ideally positioned 850m from the local Childcare and Primary School and 2km (approx.) from the CBD, this location ensures convenient access to all of Taree's amenities and services

This affordable villa has potential to make some instant equity if you are prepared to get in and make some cosmetic improvements like painting and carpet... Tailor it to your preferences and create a space that's uniquely yours. Whether you're downsizing, entering the housing market as a first home buyer or diversifying your investment portfolio, this property presents as an ideal opportunity. We invite you to enquire or view at one of our upcoming open homes. Please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information.



## More About this Property

<b>Property ID</b>	1QGEF7G
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Toilets (1) Deck Outdoor Entertaining Built-in-Robes Fully Fenced

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