



Unit 1/22 Orana Crescent, Taree

Easy Care Duplex Villa with No Strata Levies

Positioned within a well-regarded pocket of Taree, 1/22 Orana Crescent presents a neat and low-maintenance duplex villa designed for easy everyday living.

With only one adjoining neighbour, the properties share building insurance with no additional strata levies. This ground floor residence is an appealing option for downsizers, investors or first home buyers looking for an easy-care home. The layout is functional and inviting, complemented by a single lock-up garage and a private rear yard.

The property features include:

- A light-filled lounge room with updated carpet sits at the front of the home, flowing up into the adjoining kitchen and dining area
- Neatly presented and functional, the kitchen offers a practical U-shaped layout with ample bench space and storage
- From the dining room, sliding doors open to a covered side patio, providing access through to the backyard (325sqm block)
- Two bedrooms, each featuring built-in wardrobes, offering practical storage space
- Internal laundry room with direct outdoor access
- Neat and well-maintained bathroom complete with a glass-

2 1 1

FOR SALE
Offers Invited

VIEW
By Appointment

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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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- screened shower, vanity, and bathtub, plus a separate toilet
- Fully fenced rear yard offering privacy and a secure space for outdoor use, ideal for pets, children, or entertaining
- Single lock up garage with remote door and secure internal access
- Offering an excellent investment opportunity, with an estimated rental return of \$430 - \$450 per week
- Striking street appeal with a brick and tile roof exterior, positioned in a well-established street

Offering excellent value and further potential, this home villa is ideally located just 3km from the Taree CBD and 1.2km from St Joseph's Primary School. It's also within 1.8km of the local high schools, 1km from the BMX track and rugby field, and an easy walk to the nearby park.

Opportunities like this are in strong demand, so early enquiry is recommended. For further information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

Disclaimer: Virtual furniture and styling have been used for illustrative purposes only and do not represent the actual furnishings within the property. All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

MORE DETAILS

Property ID	1RXDF7G
Property Type	Unit
Land Area	325 m2
Including	Toilets (1) Courtyard Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

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