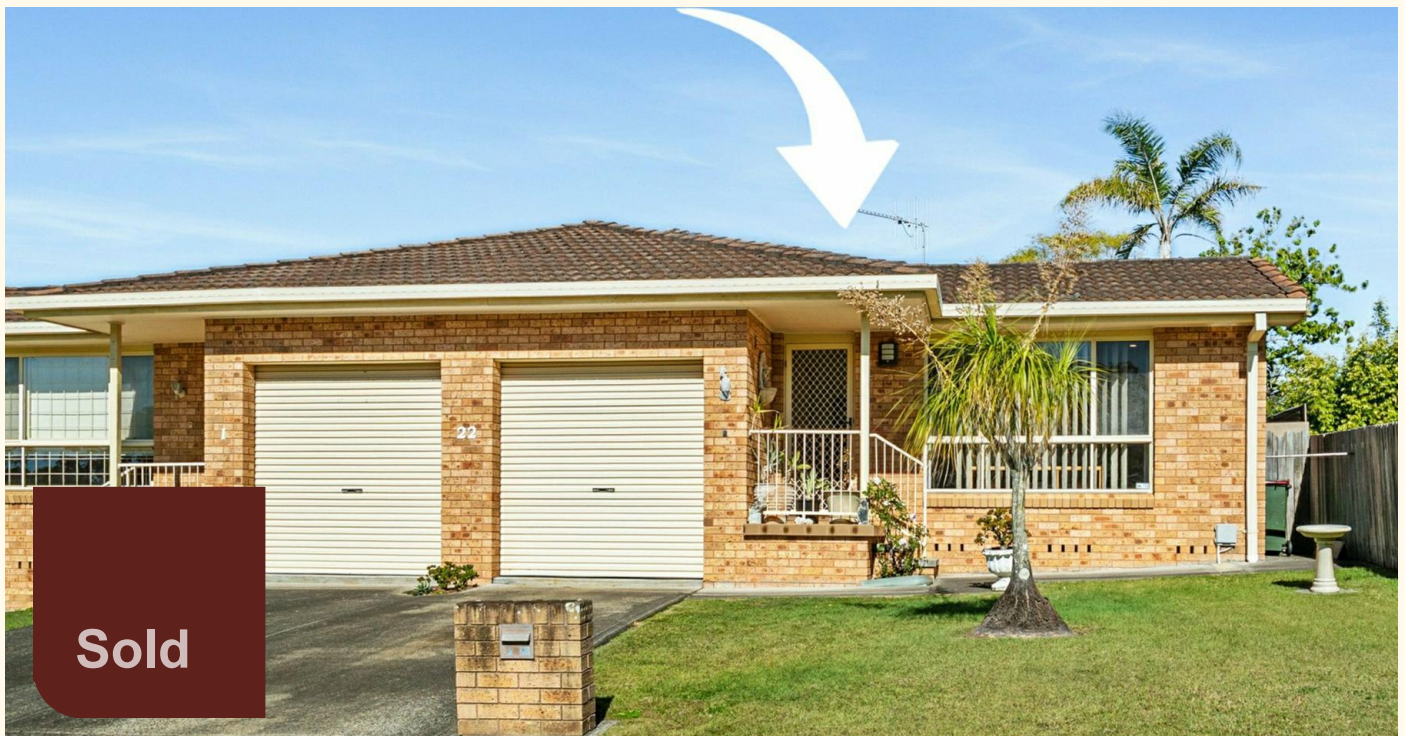




Unit 2/22 Orana Crescent, Taree

Exceptional Duplex Villa with No Strata Levies

Positioned in a well-regarded pocket of Taree, 2/22 Orana Crescent presents a neat and maintained duplex villa offering easy-care living, a surprisingly spacious backyard and the added benefit of no ongoing strata levies.

With only one adjoining neighbour, the two properties share building insurance, providing a simple and cost-effective ownership structure. Set on a 325sqm block, this ground floor villa presents an appealing investment opportunity, with an excellent long-term tenant of 7 years secured in place under lease until April 2027.

The home offers a practical layout with a light-filled lounge room positioned at the front of the residence, complete with charcoal coloured carpet and ceiling fan. This flows through to the adjoining kitchen and dining area, where the neat kitchen provides a practical U-shaped layout, ample bench space, plenty of cupboard storage and a convenient breakfast bar.

Sliding doors from the dining area open to a covered outdoor space and lead through to what is a standout feature of the property, the generous, fully fenced backyard. Offering an excellent amount of

2 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

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(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.



space for a villa, the yard includes a large covered entertainment area, a second sitting area and garden shed, creating a private and versatile outdoor setting ideal for children, pets or entertaining.

Additional features include...

- Two bedrooms, each with built-in wardrobes
- Neat and well-maintained bathroom with shower, vanity, bathtub and separate toilet
- Attractive bamboo timber flooring in the kitchen and dining area
- Internal laundry room with direct outdoor access
- Single lock-up garage with secure internal access
- Brick and tile construction with established street appeal
- Solar panels to help reduce energy costs

Conveniently located just 3km from the Taree CBD and approximately 1.2km from St Joseph's Primary School, the property is also within 1.8km of local High Schools, approximately 1km from the BMX track and Rugby Field, and an easy walk to the nearby park.

With a reliable long-term tenancy secured, investment properties of this calibre attract strong interest, so early enquiry is recommended. For further information or to arrange a viewing, please contact Kelly Sawyer on 0421 025 081.

Disclaimer: 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	1S13F7G
Property Type	Unit
Land Area	325 m2
Including	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

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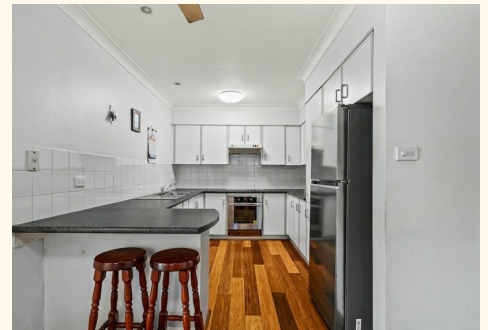
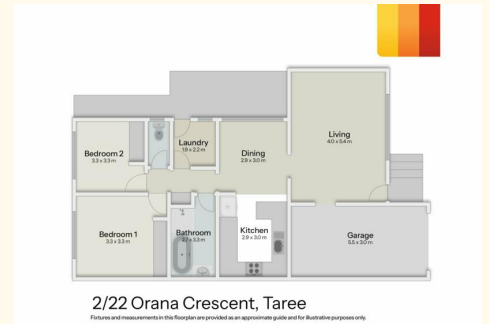
Kelly Sawyer 0421 025 081

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2/22 Orana Crescent, Taree

Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.