



Unit 2/9 Spence Street, Taree




## Low Maintenance Living in Sought After Taree West

Enjoy the ease of low-maintenance living without sacrificing space or privacy in this well-presented Taree West villa. Set in a quiet and convenient position, the home is just approximately 150 metres from Taree West Plaza and 800 metres from Manning Base Hospital and Aldi Supermarket, making everyday amenities easily accessible.

The villa offers two generously sized bedrooms, both fitted with built in wardrobes, and a modern open plan kitchen featuring ample bench and cupboard space, tiled flooring and a dishwasher. The spacious lounge and dining area is comfortable and inviting, complete with reverse cycle air conditioning and ceiling fans for year-round comfort.

A mobility-friendly bathroom adds to the practical layout, while outside, a private undercover deck overlooks a fully fenced courtyard, ideal for relaxed outdoor enjoyment. Additional features include a double garage with remote door and internal access, a laundry room located off the garage with direct access to the rear courtyard, and a solar panel system and solar hot water to help offset rising electricity costs.

Constructed in approximately 2008, the villa is currently leased at

2  1  2 

### FOR SALE

Please Call

### AGENTS

Justin Atkins  
0417 955 176  
jatkins@ljhtaree.com.au

Kelly Sawyer  
0421 025 081  
ksawyer@ljhtaree.com.au

### AGENCY

LJ Hooker Taree  
(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.

 **LJ Hooker**

\$410 per week, with the tenant in lease until March 2026. This presents an appealing opportunity for investors seeking a stable and reliable income stream.

To express your interest or arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

Approximate Outgoings:

Council Rates - \$729 per quarter

Strata Levies - \$804.20 per quarter

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Please Note: Certain photographs have been edited to remove furniture and personal belongings owned exclusively by the tenant.

## MORE DETAILS

Property ID	1RS8F7G
Property Type	Unit
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Justin Atkins 0417 955 176**

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**Kelly Sawyer 0421 025 081**

Executive Assistant to Justin Atkins | [ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

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