

Unit 6/251 Victoria Street, Taree

## Beautifully Presented Unit with Lifestyle & Investment Appeal




Perfectly positioned and beautifully presented, this impressive unit offers an ideal opportunity for first home buyers, downsizers, or savvy investors seeking a low-maintenance property in a highly convenient location.

Step inside to discover a light-filled open plan living, dining, and kitchen area. Featuring stylish, white-painted brickwork and warm vinyl plank flooring, the space offers a modern yet inviting feel, complemented by a ceiling fan for year-round comfort.

The contemporary kitchen is well-appointed with timber-look benchtops, sleek black hardware, and a striking grey splashback. A freestanding oven and cooktop, along with ample storage, ensure both functionality and style.

Flowing from the kitchen is a practical internal laundry, complete with sink and additional storage.

The well-maintained bathroom includes a bath, shower, vanity, and toilet, all finished with cohesive vinyl plank flooring.

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**FOR SALE**  
\$340,000

**VIEW**  
Sat 20th Jun @ 11:15AM - 11:45AM

**AGENTS**  
Sacha Fraser  
0431 183 617  
sfraser@ljhtaree.com.au

Jade Hush  
0481 764 063  
jhush@ljhtaree.com.au

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation comprises a generously sized master bedroom with built-in wardrobes and its own private balcony, perfect for relaxing or enjoying the sunshine. A second bedroom offers flexibility for guests, family, or a home office.

For investors, the property is currently tenanted until 8 July 2026, with a tenant keen to remain, providing an immediate return and added peace of mind.

Additional features include a single carport space.

Conveniently located:

- Approximately 950m to local shopping centres
- 1km to Manning Base Hospital
- Around 550m to local cafes;
- Just 300m to the picturesque Manning River

Outgoings:

- Council Rates: Approx. \$734 per quarter
- Strata: Approx. \$1,530.70 per quarter
- Current Rental Yield: \$360 per week

This is a fantastic opportunity to secure a quality property in a great location.

Don't miss out &ndash; arrange your private inspection today.

Contact Sacha Fraser on 0431 183 617 or Jade Hush on 0481 764 063 for more information.

## MORE DETAILS

Property ID	1RX9F7G
Property Type	Unit
Including	Balcony Built-in-Robes

**Sacha Fraser 0431 183 617**  
Licensed Real Estate Agent | sfraser@ljhtaree.com.au  
**Jade Hush 0481 764 063**  
Sales Associate | jhush@ljhtaree.com.au

**LJ Hooker Taree (02) 6552 1133**  
227 Victoria Street, TAREE NSW 2430  
taree.ljhooker.com.au | taree@ljhtaree.com.au



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

