



Unit 6/36-38 Stevenson Street, Taree

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Low-Maintenance Villa with Reliable Rental Income

Positioned in the heart of Taree, this well-presented brick and tile villa is one of only six residences and enjoys a sought-after front position within the complex.

Upon entry, you are welcomed into a spacious, carpeted open-plan living and dining area complete with convenient linen storage, internal access from the single garage, and sliding door access to a private deck that provides a peaceful outdoor space to unwind.

The lounge and dining areas flow seamlessly into the practical kitchen, featuring easy-care lino flooring, electric cooking, and ample storage. Located just off the kitchen is a well-sized laundry with direct outdoor access for added functionality.

Down the hallway, you will find two generously sized bedrooms. The master bedroom offers a great-sized walk-in robe, while the second bedroom includes a double sliding built-in wardrobe. The centrally located bathroom is well proportioned and features a shower, vanity, and toilet.

Stepping outside, the property also features an enclosed private

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Taree
(02) 6552 1133

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 **LJ Hooker**

courtyard, providing a secure and low-maintenance outdoor space ideal for enjoying a morning coffee or creating a small garden retreat.

Investment Highlights:

Currently leased until 28 August 2027
Current rental return of \$420.00 per week
Approximate Strata Fees: \$921.40 per quarter
Approximate Council Rates: \$766.00 per quarter

This low-maintenance villa presents an excellent opportunity for investors seeking a secure long-term tenant and steady returns in a central location. Contact Sacha Fraser on 0431 183 617 or Jade Hush on 0481 764 063 for more information

MORE DETAILS

Property ID	1RTDF7G
Property Type	Unit
Including	Courtyard Deck Built-in-Robes Secure Parking

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Photos and measurements in this listing are provided as an approximate guide and for illustrative purposes only.

