

10 Ann Street, Taree, NSW 2430



House For Sale

Tuesday, 16 January 2024

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Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 575 m2

Type: House



Justin Atkins
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Kelly Sawyer
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Price Guide \$350,000 - \$375,000

Discover an excellent opportunity with 10 Ann Street Taree, a must-see property whether you're a first homebuyer or an investor seeking a low maintenance opportunity with a good return. This tidy four bedroom property offers great value in an affordable price range, a sensible option for those looking to make a smart and practical purchase. This home offers a warm and inviting atmosphere, well-kept grounds, a sturdy hardiplank structure with a tiled roof, all designed with durability in mind. Additionally, there's a spacious detached garage, perfect for your vehicle or storage. Accommodating families with its four bedrooms and appealing affordability, we invited you to take a closer look and see why this home deserves a spot on your shortlist.

Property Features:- If you're seeking a low-maintenance investment property, we anticipate a rental income of approximately \$370 to \$390 per week, making this property a valuable addition to your portfolio- Spacious L-shape lounge and dining room on entry is fitted with reverse cycle air conditioning, carpet in the lounge and hardwearing lino floors in the meals area - Well presented and functional kitchen offers plenty of cupboard space, corner pantry, freestanding oven with rangehood and benchtop dishwasher - Each bedroom is sizeable with ceiling fans and storage options with the main bedroom offering an air conditioning unit and large built-in wardrobe- A huge 6.2m x 3.6m fourth bedroom or rumpus room also features reverse cycle air conditioning - Updated bathroom with an easily accessible walk-in shower and toilet- There's a handy second toilet available, separate from the main bathroom- The covered outdoor entertaining space offers a relaxed view of the backyard - Total block size is an easily maintained 575sqm and all level with a fenced backyard for the safety of children and pets- Single detached garage (remote door) that is approximately 3.4m x 7.3m makes room for additional storage or workshop area - The appointment of the garage at the back of the block allows for extra off street parking in the long driveway- Freestanding gazebo with iron roof makes a lovely space for a garden feature or secondary outdoor sitting area- Equipped with solar panels, this property provides an eco-friendly and cost-effective energy solution- Located just 1km from the local Primary School and the Wynter Tavern and just a short 2km commute into the central hub of town- Get in quick and snap up what is sure to be one of the best value properties on the market. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 to find out more or to arrange an appointment to view.