

**134 High Street, Taree, NSW 2430**



**Sold House**

Tuesday, 5 September 2023

134 High Street, Taree, NSW 2430

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1011 m2**

**Type: House**

**\$370,000**

A Prime Development Opportunity awaits! Nestled in the heart of Taree, 134 High Street presents an exceptional real estate opportunity for astute investors and developers alike. With its prime location and DA approval for the subdivision of approx 1011m<sup>2</sup>, for two Torrens Title houses, and an array of conveniences at its doorstep including the Hospital and medical precinct, this property holds immense potential for those seeking to make their mark in the thriving Taree market. Don't miss your chance to be part of this exciting development venture!

**Ideal Location:** One of the standout features of 134 High Street Taree is its unbeatable location. Situated a mere 5-minute walk from the renowned Manning Base Hospital, this property is perfectly positioned to cater to the growing demand for housing from healthcare professionals, staff, and patients alike. Furthermore, families will appreciate the convenience of having schools within walking distance, ensuring a stress-free daily routine for both parents and children.

**Convenient Amenities:** If convenience is what you seek, look no further. This property offers residents the luxury of a short stroll to the nearby Aldi supermarket, making grocery shopping a breeze. For those seeking retail therapy or a wider range of options, the bustling Taree CBD and shopping malls are a mere 3km away. This means that residents can enjoy the best of both worlds - a peaceful residential setting with easy access to all the amenities and services they need.

**Development Potential:** With DA approval already in place for two houses, 134 High Street Taree is a dream opportunity for developers and investors. The plans provided offer a clear vision for the creation of two modern, thoughtfully designed residences that cater to the needs of contemporary living. Whether you choose to proceed with the approved plans or explore alternative possibilities, this property provides the perfect foundation for realizing your development aspirations.

**Growing Market:** Taree, located in the picturesque Manning Valley, has experienced significant growth in recent years. Its strategic location, affordable living, and strong community spirit have attracted a steady influx of residents and investors. With its close proximity to essential services, educational institutions, and recreational facilities, Taree continues to be an appealing choice for families and professionals seeking a relaxed yet well-connected lifestyle.

**Conclusion:** 134 High Street Taree represents an exceptional opportunity for those seeking to capitalize on the vibrant real estate market of Taree. With DA approval for two houses, plans already provided, and its prime location within walking distance of Manning Base Hospital, schools, and Aldi supermarket, this property is primed for success. Don't miss the chance to secure your place in this thriving community and embark on a rewarding development journey. Act now and make 134 High Street Taree your next real estate triumph!

Agent declares interest.