

23 Boyce Street, Taree, NSW 2430



Sold House

Friday, 18 August 2023

23 Boyce Street, Taree, NSW 2430

Bedrooms: 3

Bathrooms: 1

Area: 1012 m2

Type: House



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Contact agent

Step into a world of timeless charm and rustic elegance with this renovated weatherboard home, nestled in a prime location close to the heart of Taree's CBD. Radiating character from every corner, this property is not only a lucrative rental investment, but also offers an equally compelling opportunity for first home buyers or downsizers seeking an affordable haven with modern comforts. Sitting on a level 1012sqm block, the house is strategically fenced off to allow driveway access to the backyard, offering an exciting opportunity to explore further potential such as the addition of a granny flat or future subdivision (Subject to Council Approval). This opens up additional options for extended families or investors seeking additional rental income streams. The home is water tight with a brand new Colorbond roof installed in July 2023 just prior to the property being listed for sale, providing peace of mind for years to come. Upon entering, you'll be greeted by the inviting atmosphere of high ceilings and restored hardwood timber flooring, exuding a warm and welcoming ambiance throughout. The home boasts three generously proportioned bedrooms, each offering mirrored built-in wardrobes and ceiling fans, ensuring comfort and convenience for its occupants. A highlight of this residence is its modern u-shape kitchen that blends style and functionality seamlessly. Abundant cupboard and bench space make meal preparation a breeze. The central point of the home is the air conditioned lounge room, perfect for relaxing and unwinding after a long day. The charm and elegance of this property extend to the stylishly renovated bathroom, complete with a heated towel rail and a soothing rain shower head. Practicality is well considered with the inclusion of a second toilet in the laundry room, adding an extra layer of convenience for busy households. The charm continues outdoors with a delightful wraparound verandah and a covered entertaining deck at the rear, ideal for hosting gatherings and enjoying outdoor activities. Currently, this property is a smart investment, fetching a rental income of \$380 per week, providing a reliable income to your investment portfolio. However, it's not just an opportunity for investors - if you've ever hoped of living within walking distance to Taree's vibrant CBD, with all your favourite shops and cafes just around the corner, then this home could be your perfect match. Don't miss out on the chance to own this charming piece of real estate. For more information and to secure your viewing, please reach out to Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.