

**27 Dolphin Avenue, Taree, NSW 2430**



**Sold House**

Friday, 6 October 2023

27 Dolphin Avenue, Taree, NSW 2430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Justin Atkins  
0265521133



Kelly Sawyer  
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**\$405,000**

Welcome to 27 Dolphin Avenue, where an exciting and affordable real estate opportunity awaits you. This charming three bedroom home promises an idyllic lifestyle in the heart of Taree West at an entry level price. From the moment you step inside, you'll be welcomed by the warmth and character of this property. The high ceilings throughout create a real sense of space and the neat and tidy kitchen and bathroom are complemented by the light filled lounge room with air conditioner. Whether you're a first-time homebuyer, an astute investor or someone with a flair for renovation, this home offers endless possibilities. Location, they say, is everything in real estate and 27 Dolphin Avenue certainly delivers. Nestled in a quiet street, this home provides the perfect blend of practicality and convenience. Located just a 200m walk from the Taree West Bowling Club, offering you entertainment and social opportunities right at your doorstep. For families, the proximity to Taree West Primary School, a mere 1.9km away will be a significant advantage. Commuting to Taree CBD is a breeze with a short 2.8km drive, making it easy to access work, shopping and dining options. For those who love outdoor activities, the Manning Waters boat ramp and river are only 900m away, perfect for boating, fishing or simply enjoying the scenic beauty of the Manning River. The property features a low maintenance level 556sqm yard that's designed for easy care. It's fully fenced, ensuring privacy and security for your family and pets. Additionally, there's a single lock-up garage offering a secure parking spot for your vehicle or some extra storage space. Furthermore, the property is currently leased for \$390 per week, making it an attractive choice for those looking to venture into the investment real estate space. Don't miss this opportunity to secure one of the best buys in the area. For further information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 today.