

4/116 Albert Street, Taree, NSW 2430



Sold Villa

Monday, 28 August 2023

4/116 Albert Street, Taree, NSW 2430

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Justin Atkins
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Kelly Sawyer
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\$322,500

We are delighted to present this superbly situated ground floor villa, offering both compactness and convenience in Taree West. An eye catching brick and tile construction sees this villa exceptionally appointed within the quiet complex. Positioned at the desirable end of Taree West's CBD, this property provides easy access to various amenities including the Manning Hospital, Manning River and all the conveniences of town. Its location makes it an excellent investment opportunity for those seeking a hassle free income generator. Currently leased to a reliable long term tenant until April 2024, generating \$275 per week (Increasing to \$300 per week in June 2023). Key features include:- The combined lounge and dining room are equipped with reverse cycle air conditioning for your comfort- A well designed kitchen seamlessly serves the dining area and features an upright stove, ample storage and a return bench for food preparation- Two bedrooms with the main room offering plenty of storage from the built-in wardrobe- The bathroom includes a bathtub, shower, vanity and a conveniently located separate toilet- Enjoy a quiet and private paved courtyard- The villa includes a single lockup garage with secure internal access- Located just 700m from the Manning Base Hospital, 650m from Aldi Supermarket and less than 1km from the CBD's shopping centres and cafes- Affordable living costs with a strata levy of only \$377.50 per quarter (approx.) Discover the charm of this tidy, appealing and low maintenance ground floor villa in an exceptional location. For further details, please contact Justin Atkins at 0417 955 176 or Kelly Sawyer at 0421 025 081.* Approximate Outgoings- Council \$335 per quarter- Water \$342.15 per quarter- Strata \$377.50 per quarter