

4/95 Albert Street, Taree, NSW 2430



Unit For Sale

Thursday, 26 October 2023

4/95 Albert Street, Taree, NSW 2430

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Justin Atkins
0265521133



Kelly Sawyer
0265521133

\$330,000

We are genuinely pleased by the opportunity to offer this sensationally located ground floor villa, perfectly suited to a downsizer, first home buyer or budding investor and just in time for Christmas! A compact and conveniently placed property, positioned in the popular Taree West side of the CBD situated close to all the town's amenities including Doctors, Supermarkets, Cafes, Hospital and the Manning River. With its well maintained brick facade and Colorbond roof construction, this villa is neat as a pin. Let's take a look at the property features...- The layout features a spacious open-plan design that includes an air-conditioned living room and dining area adjacent to the kitchen- A contemporary updated U-shaped kitchen design prioritising functionality and convenience- Featuring two bedrooms filled with natural light, each equipped with built-in wardrobes and ceiling fans- The bathroom is large in size and has been upgraded including a shower, modern vanity and toilet- A front porch and a rear courtyard provide pleasant outdoor spaces- Single lock-up garage offers a secure and convenient parking solution for your vehicle or additional storage- Situated just 650m from the Manning River at Harry Bennett Park and a mere 700 meters away from the city centre where you will find all the facilities you need- Additionally, the Manning Base Hospital and Aldi Supermarket are located just 450m up the street- Estimated rent of \$330-\$350 per week if you are in the market for an investment property Don't hesitate to enquire about this cost effective CBD choice. For additional information or to schedule a viewing, please get in touch with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081. Approximate Outgoings:-Mid Coast Council rates and charges- \$579 per quarter- Strata levy contribution- \$672.15