

47 Oxley Street, Taree, NSW 2430



Sold House

Saturday, 16 December 2023

47 Oxley Street, Taree, NSW 2430

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 514 m2

Type: House



Justin Atkins
0265521133



Kelly Sawyer
0265521133

Contact agent

Discover the perfect blend of affordability and convenience at 47 Oxley Street, a tidy and well-kept property that offers exceptional value as an ideal first home or a valuable addition to your rental portfolio. Positioned within close proximity to a multitude of conveniences including primary and high schools, supermarket and the local sporting facilities, the home is situated on a level and easily maintainable 514.6sqm block. This solid and well-presented home is ready to welcome its new owners. Step inside this charming property and explore its appealing features:- Three generous sized bedrooms provide ample space for rest and relaxation- The sunroom at the back of the home serves a dual purpose, functioning as a versatile second living space where you can unwind or entertain guests- The bright and light-filled lounge room is designed to be the heart of the home, boasting a wood fireplace that exudes warmth and coziness, perfect for those chilly evenings. The ceiling fan enhances the comfort and airflow during warmer seasons- Updated flooring plus neat paintwork inside and out gives the property a fresh and modern look- The kitchen is in a tidy condition, offering plenty of cabinetry space to store all your culinary essentials. The upright stove makes cooking a breeze, allowing you to whip up delicious meals with ease- The centrally located bathroom is in original but neat condition with a shower over bath, an updated vanity and a separate toilet, providing convenience and functionality for all members of the household- A single lock-up garage ensures secure parking and additional storage options, giving you peace of mind knowing your vehicle is protected- The fenced rear yard allows a safe space for children and pets to play- Investors will be delighted to learn that this property is currently leased to an excellent tenant, generating a steady income of \$400 per week. It's an opportunity to add a valuable asset to your rental portfolio without the hassle of securing a reliable tenant

One of the standout advantages of this property is its central location, which is in high demand. Within close proximity you'll find an abundance of amenities that cater to your everyday needs and entertainment desires. The local IGA shopping centre is just a short 350m stroll away, ensuring quick and convenient access to groceries and daily essentials. The Taree Leagues Sports Club located 650m away, offers a range of recreational activities and social gatherings for sports enthusiasts and community members. Families will appreciate the property's proximity to two high schools, a public school and childcare facilities, all within a 1km radius, ensuring quality education options for children. If you're seeking leisure and entertainment options, the cinema is a mere 250m walk while the Manning Entertainment Centre, Aquatic Centre, and recreation fields are a short 2km drive down the road, providing endless opportunities for enjoyment. Don't miss the chance to secure this exceptional value property in a sought after location. Join us at an upcoming open house to experience the charm and potential of 47 Oxley Street first hand. Alternatively, contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information*

Approximate Outgoings- Council rates- \$403 per quarter- Water rates- \$342.15 per quarter