

**6/7 Boyce Street, Taree, NSW 2430**



**Unit For Sale**

Saturday, 9 December 2023

6/7 Boyce Street, Taree, NSW 2430

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Justin Atkins  
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## Offers Invited

LJ Hooker Taree are thrilled to welcome to the market this impeccably maintained and cost effective investment opportunity. Located on the top floor of the well maintained 'Panda Place' complex, this unit offers an inviting open plan layout complemented by two sun soaked balconies. Located on the edge of the town's centre, a comfortable 900m walk will bring you to the front door of the local Shopping Centres or a short 500m stroll to the beautiful Manning River. Having demonstrated its remarkable value as a highly profitable investment for our clients, this delightful property currently generates an impressive \$400 per week in rental income with excellent tenants in place. With the current lease expired, there is also the possibility of securing this unit in the near future if you are looking for a fully furnished place to move into and call home close to all conveniences. Key features of the property include:- Offering an elevated vantage point, coupled with the added convenience of a single lock-up garage providing secure parking and storage- Solid double brick construction- Open plan living design incorporating a sunlit lounge area and a dining space adjacent to the kitchen- A newly installed contemporary kitchen that offers ample benchtop space and abundant storage capacity, furnished with modern and stylish appliances- Two generously sized bedrooms boasting built-in storage- The tidy central bathroom offers a bathtub and shower along with a separate toilet for added convenience and functionality Here is a chance to secure a low maintenance, cost effective investment property so don't let the opportunity pass you by. Our Vendor has realistic price expectations and is keen to hear offers from the market so if you're eager to learn more, please get in touch with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081. Approximate Outgoings: Mid Coast Council- \$675 per quarter Strata Levy \$1001.25 per quarter