

**6 Maiden Avenue, Taree, NSW 2430**



**Sold House**

Thursday, 23 November 2023

6 Maiden Avenue, Taree, NSW 2430

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 910 m2**

**Type: House**



Justin Atkins  
0265521133



Kelly Sawyer  
0265521133

**\$480,000**

If you've been closely monitoring the real estate market and eagerly anticipating the availability of a prized and affordable Taree West address, get ready to be delighted by this exceptionally positioned property that is ready to be snapped up by one lucky buyer. This location caters for everyone with the Taree West Primary School just 170m around the corner as well as being very accessible to the Taree West Plaza, Butcher, Bakery and coffee shop all just 850m away. Wander down to the banks of the Manning River a leisurely 400m walk and also appreciate the convenience of being a mere 2.4km from Taree CBD, all while residing in a quiet and well presented street surrounded by other established homes. Investing and looking for a solid return? Renters will love this area just as much as an owner occupier and we expect this property to attract a productive rent of approximately \$380-\$400 per week. With many families looking to move into the neighbourhood for the school zoning, there will likely be a line-up of prospective tenants eager to make 6 Maiden Avenue their home. Step inside this classic old home and you will immediately notice that it showcases some of the most elegant design features with the current owners having taken meticulous care of this property. Now, let's explore what this appealing home has to offer...- Traditional weatherboard facade featuring a sheltered front porch and low maintenance lawns and gardens- As you step inside, you'll be welcomed by a spacious air-conditioned living area full of natural light- Distinguished by its 9-foot ceilings and adorned with decorative cornice for an extra touch of elegance, the living area effortlessly transitions into a formal dining space- The updated galley style kitchen offers ample under-bench and overhead storage cabinets along with a freestanding oven- Additionally, a charming sunroom graces the back of the house providing a bright and inviting space to sit and enjoy some quiet time- Two oversized bedrooms, both equipped with ceiling fans and built-in wardrobes for storage- The bathroom is mainly original but generously proportioned and well maintained- Upgraded flooring throughout including an attractive floating timber floor through the living, dining, kitchen areas and new carpet in the bedrooms - Impressively positioned in popular Taree West on a substantial 910.5sqm block- The property boasts a fully fenced yard, providing a secure space for kids and pets to play- On the side of the property there is access to a single lock-up garage which includes an adjoining workshop area that presents versatile opportunities for conversion into a studio or teenagers retreat with provisions in place for a shower- A unique opportunity in Taree West awaits you...The property is sure to attract significant interest so don't delay, contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or join us at one of our upcoming open homes