

62 Chatham Avenue, Taree, NSW 2430



House For Sale

Wednesday, 17 April 2024

62 Chatham Avenue, Taree, NSW 2430

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1480 m2

Type: House



Justin Atkins
0265521133



Kelly Sawyer
0265521133

Offers Invited

LJ Hooker Taree are genuinely excited to present such a rare and exciting opportunity located at 62 Chatham Avenue, Taree. This impressive 1480sqm block has an approved DA from Mid Coast Council to subdivide the lot into two parcels (Subject to Council Conditions), presenting you the opportunity to keep the existing house with a rental income on the front and develop the back block. The tidy and convenient home is currently leased to excellent long term tenants at \$380 per week (lease expiry August 2024). This is an ideal find for a savvy investor looking to enhance their portfolio and land-bank the property or even a first home buyer or family simply looking for a large block in town. The property features include:- A welcoming and expansive ambiance including a living room & dining/family zone, characterized by raked timber ceilings- Original kitchen features gas cooking and decent amount of storage space- Master bedroom with a dressing room that leads through to a private ensuite bathroom - Two additional bedrooms, one equipped with built-in storage and ceiling fan- Semi-enclosed back timber patio area for entertaining overlooking the yard- Neat original bathroom with combined shower and tub - Well-kept fully enclosed rear yard with work shed for storage- Parking facilities include a 7.6m x 5.8m (approx.) garage - Convenient location, less than 100m to the local park and recreation field, 300m to the Public School and 400m to the Hub @ Chatham hosting a Supermarket, Bottle Shop, Cafe and Post Office There's no doubt this property is bursting with potential with it's size and location. Come along to view at one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information or to obtain a copy of the contract and DA.