

**8A & 8B Duranbar Place, Taree, NSW 2430**



**Duplex/Semi-detached For Sale**

Wednesday, 10 April 2024

8A & 8B Duranbar Place, Taree, NSW 2430

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 902 m2**

**Type:**

**Duplex/Semi-detached**



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**\$949,000**

Located in a quiet street in Taree, this property offers a unique opportunity for savvy investors or a homeowner looking for a versatile property to secure extra income. This charming duplex featuring both a spacious three-bedroom home, as well as a low-maintenance two-bedroom residence, both promising exceptional potential. The larger of the two, the three-bedroom home offers a spacious living area as you step through its doorway. Sunlight fills the open-plan living spaces, the modern kitchen, and the three generously sized bedrooms, which offer built-in wardrobes. As you step outside, the large backyard provides a canvas for gardens, kids activities, or simply to enjoy the quiet outdoors. At the front of the dwelling lies its low-maintenance two-bedroom counterpart, a cozy yet equally inviting and modern home. This home boasts a functional layout designed for modern living, while the airy living area seamlessly connects to the kitchen and dining room. Internal access from the garage adds to the convenience. For investors, the attractiveness of this property lies in its dual-income potential. Rent out both homes to maximize returns, or enjoy the flexibility of living in one while leasing the other, a strategy to generate passive income. Whether you're seeking an investment opportunity or contemplating a lifestyle change, this duplex presents a canvas of possibilities!

- Combined estimated rental return \$870-\$950pw
- Internal access from garage
- Split system air conditioning
- Both homes with 2 separate toilets
- Built in 2016
- 1km to St Josephs Primary School
- 3.5km to Taree CBD
- Water tank
- Established gardens