

# 9 Richardson Street, Taree, NSW 2430



## House For Sale

Saturday, 27 April 2024

9 Richardson Street, Taree, NSW 2430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 638 m2**

**Type: House**



Troy Loretan  
0265510999

## Price Guide \$498,000

It isn't too often that you come across a lovely older style Taree West home situated within such a short walk to the CBD & Hospital at this price! Troy Loretan of Elders Real Estate welcomes you to 9 Richardson Street, Taree. This period home boasts a mile of street appeal and provides prudent buyers the chance to secure a terrific piece of real estate at an affordable price point that will surely increase in value over time. Features:- Weatherboard and terra-cotta tiled roof construction. Located just 400 metres from Manning Base Hospital, Aldi Supermarket and only 550 metres from Taree's CBD, specialty stores, supermarkets, eateries etc. Three large bedrooms. Four bedrooms available if a formal dining room is not required. Plenty of room for a dining table and chairs in the rear sunroom adjacent the kitchen. Air conditioned main lounge room. High ceilings. Hardwood flooring throughout just waiting to be revealed and brought to life. Lovely light filled sunroom at the rear of the home gives more living space to a growing family. An small utility room adjoins the sunroom and would make for a handy home office / study or walk in storage cupboard. Original kitchen offers loads of space for refurbishments if required. Bathroom provides a shower, sep bath. Sep toilet near internal laundry. Well fenced rear yard provides potential for construction of more shedding, pool etc. Investors looking for a premium location for their next rental property should turn their eyes to this property also. Expected rental return of over \$440 per week with some works to kitchen and use of the dining room as a fourth bedroom. Are you hoping to buy in Taree West at an affordable level and like the idea of being able to walk to town for shopping, schooling etc? Elders Real Estate has some good news for you as 9 Richardson Street is waiting for your inspection and is ready to pass on to a new owner. Call Troy Loretan on 0400 530269 or 65510999 to arrange for your private inspection today or keep your eyes peeled for upcoming Open House inspections.