

36 Crescent Avenue, Taree, NSW 2430



House For Sale

Thursday, 11 July 2024

36 Crescent Avenue, Taree, NSW 2430

Bedrooms: 1

Bathrooms: 3

Parkings: 20

Area: 1132 m2

Type: House



Josh Staines
0265510999



Troy Loretan
0265510999

Price Guide \$790,000

Discover an exceptional commercial/residential opportunity at 36 Crescent Ave, Taree, a versatile property primed for businesses and retail outlets with potential for waterfront residency. This impressive site boasts an expansive 1132 square metre land size and is nestled in a high exposure location, just minutes from the vibrant Taree CBD. The heart of the establishment is a sizeable main showroom, complete with an integrated admin centre suitable for three workstations. This is complemented by ducted air conditioning, a full kitchen, and the convenience of a second toilet downstairs, providing the essential amenities for your business needs. Large rear storage room that seamlessly transitions into a large open area. This space is enhanced by a large auto roller door, steel framed, colorbond roof with power and lighting. Approximately 6m x 8m rear storage shed with a roller door, perfectly suited for inventory management or workshop activities. Sustainability and modernity intersect here, with the property equipped with 12.5kw of solar panels, a 6.6kw battery, and an EV charger, reducing your carbon footprint and energy costs. The property offers ample off-street parking with a concrete driveway and approximately 550m² car parking area. Great large vehicle access, and the added luxury of a private boat ramp – a true asset for water-related businesses or leisure. With an approximate 18m frontage, the site enjoys main road prominence, capturing the attention of passers-by. The upstairs area also features a spacious bedroom with its own bathroom, which could be utilised for accommodation or transformed into a second showroom, enhancing the property's appeal and functionality. Subject to council approval, the property offers scope for dual use, allowing for diverse business operations or conversion back to a beautiful waterfront residence, providing a blend of commercial potential and lifestyle allure. Seize the chance to make 36 Crescent Ave, Taree, the thriving hub of your business endeavour, where opportunity and versatility meet. Call Joshua Staines on 0422 948 779 or Troy Loretan Today on 0400 530 269 By private inspection only.