

**44 Kanangra Drive, Taree, NSW 2430**



**House For Sale**

Wednesday, 26 June 2024

44 Kanangra Drive, Taree, NSW 2430

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 743 m2**

**Type: House**



Justin Atkins  
0265521133



Kelly Sawyer  
0265521133

**Price Guide: \$299,000 - \$320,000**

Introducing 44 Kanangra Drive Taree, a very competitively priced property that will seamlessly fit into your investment portfolio, currently generating a solid rental income of \$360 per week with a tenant in place. Additionally, this property offers a fantastic opportunity for first home buyers to enter the market at an affordable entry level price. The property features include:- Durable timber flooring throughout the home- A welcoming lounge room and dining area, air-conditioned for year round comfort- Neatly presented kitchen featuring an upright stove- Three comfortably sized bedrooms providing ample space- Central bathroom complete with a shower over the bathtub, toilet and vanity- Situated on a generously sized 743 sqm block, fully fenced to ensure privacy and safety for children and pets. Located just 2.4km from Taree's CBD, this residence enjoys convenient proximity to primary schools and early education centres within a 1km radius. For further information or to arrange a private viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.