

## 35 Eric Street, TAREE, NSW 2430

### POCKET PLEASER IN THE HEART OF TOWN

Located right in the heart of Taree and boasting a healthy 904 square metre block this property is a genuine pocket pleaser to say the least! If you are hunting for your first home, investment property or perhaps a development property (STCA) this listing deserves your attention sooner rather than later as it is difficult to buy real estate with potential at this price point.

#### Features: -

Lovely older style weatherboard cottage offering three bedrooms.

Stunning wide polished hardwood floorboards and high ceilings throughout the home.

Plantation shutters and a crisp white interior add a touch of class and comfort.

Spacious central lounge room has a ceiling fan, split system air conditioner and a cozy wood fire for the cooler months of the year.

Well planned modern kitchen sports a Smeg dishwasher, electric oven, double sink and attractive benchtops and cabinetry. The kitchen is approx 4 years of age.

Bathroom has a shower over the bath and toilet.

**TYPE:** Sold

**INTERNET ID:** 93P2004

**SALE DETAILS**

**405000**

**CONTACT DETAILS**

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**Troy Loretan**  
0400 530 269

Internal laundry. Fully covered outdoor entertaining area and a well fenced block.

Single car garage with storage area at rear.

The land is zoned R1 General Residential and is clear of any major easements through the land (sewer line hugs the northern side boundary). Subject to council approval this land may suit developers for villa's, subdivision etc.

Situated within just a short stroll from a convenience store, butchery, bakery, service station and sporting facilities.

Only 600 metres from Aldi Supermarket, Manning base Hospital and just a little further to the centre of Taree.

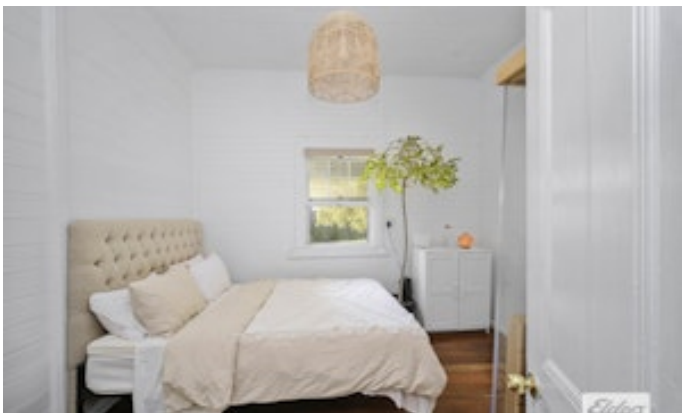
Expected rental return of \$400 per week in the current rental market for investors.

Make no mistake, this property has been priced and presented to please and will appeal to all types of property purchasers! Hesitate and you may lose your chance to inspect this new listing.

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 904.20 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards

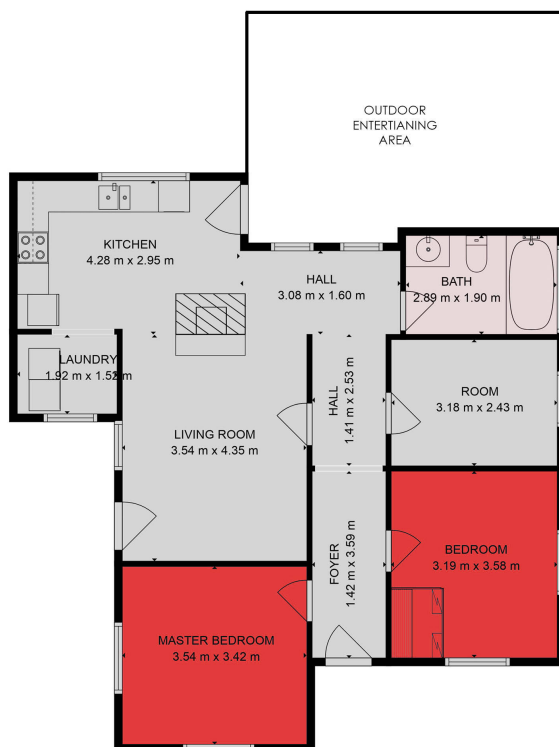












This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.