



7 Wynter Street, TAREE, NSW 2430

ATTENTION SERIOUS INVESTORS

Located within a short walk from Taree's CBD this impressive property consists of three x two bedroom self-contained villas. Sitting on one title of land this property is a prime candidate for prudent investors seeking a low maintenance piece of real estate that will see the villa's occupied at all times due to the proximity to town and liveability for all age groups.

Just recently Council approval has been given to Strata Title the three units allowing separate titles to be created for each villa (subject to conditions). This possibility will be highly beneficial to a new owner either now or in the future.

Features:-

Completely fenced and fully serviced town block of 891 square metres.

Super low maintenance requirements due to brick veneer and Colorbond roofing, guttering and fascia's.

Communal driveway services all three units and has a remote controlled security gate out on the street.

TYPE: For Sale

INTERNET ID: 93P2259

SALE DETAILS

Price Guide \$1,350,000

CONTACT DETAILS

,

Troy Loretan
0400 530 269

Very level access in and out of each unit making the units easy to live in for older occupants or those with impaired mobility.

Individual water meters and electrical connections for each unit.

Unit 1

Approximately 9 years of age. Two bedrooms, both with fitted robes. Main bedroom has a modern split system air conditioner. Air conditioned open plan lounge, dining room with tiled floor.

Internal access to the villa from the single car garage which has an automatic door opener. Fully fenced front and rear yards providing ample outdoor living spaces.

Very modern kitchen, bathroom and fixtures.

Unit 2

Approximately 15 years of age. Spacious air conditioned open plan lounge with dining area off the kitchen. Both bedrooms have fitted robes and ceiling fans. Second bedroom has access to the rear courtyard area.

Modern kitchen with double sink, ceramic cooktop and under bench oven. Provision for a dishwasher if desired. Internal laundry and easy internal access from the car garage. Automatic garage door opener. Private front courtyard makes for a terrific outdoor living space for this villa.

Unit 3

Approximately 15 years of age. Located to the rear of the property this unit is a stand alone villa which again has two bedrooms both with robes and ceiling fans. Air conditioned main living room with tiled flooring. Dining area adjacent the modern well designed kitchen. Provision for a dishwasher if needed.

Bathroom provides a shower, toilet and vanity. Internal laundry.

Fully fenced front and rear yard, great for younger children or smaller pets if desired.

All three of the units are currently rented and easy to re-let whenever needed. Excellent long-term tenants are in place however flexibility with the existing leases allows a variety of options for investors seeking to maximise their return.

Currently returning \$62,400 (gross) per annum providing an excellent rental return for the outlay.

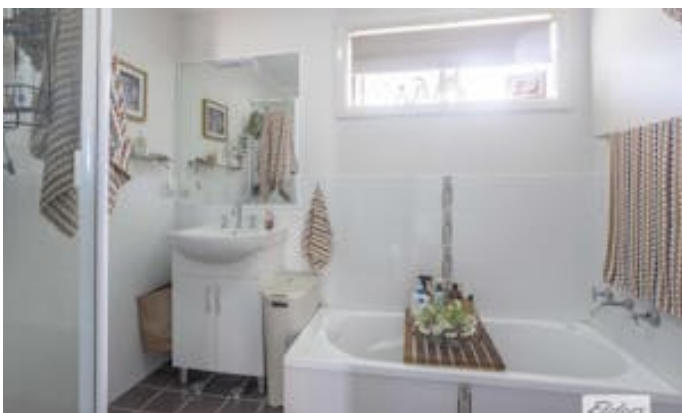
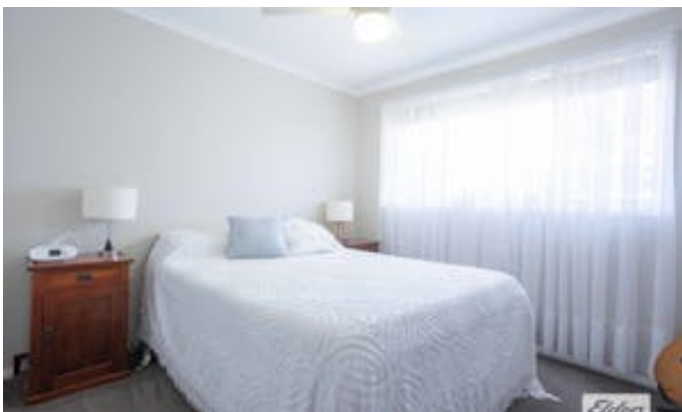
This property has been priced to reflect excellent value for money when consideration is given to its ideal location, replacement costs of land, buildings and connected services.

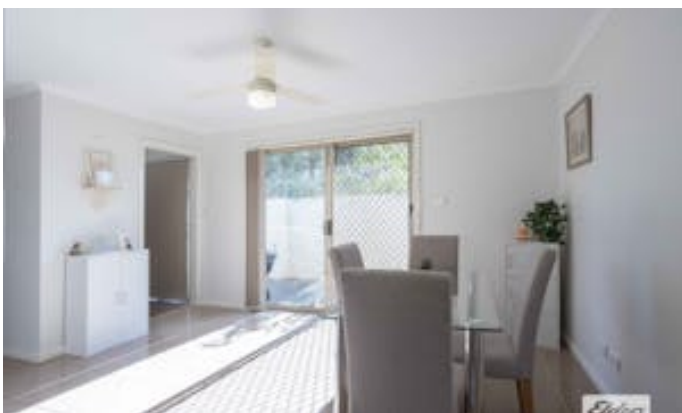
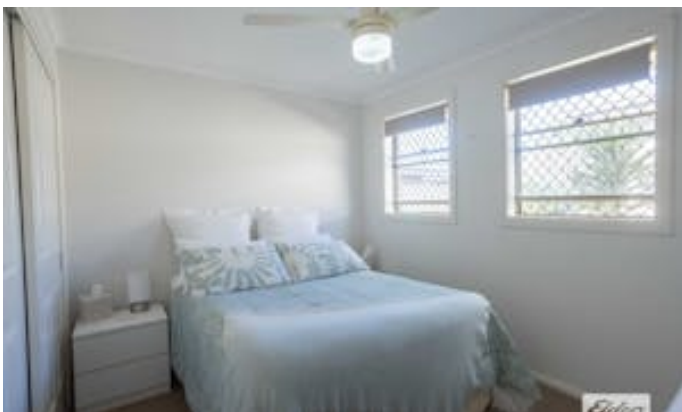
We warmly invite you to call Troy Loretan on 0400 530269 or (02) 65510999 for further details or to arrange for your private viewing of each unit.

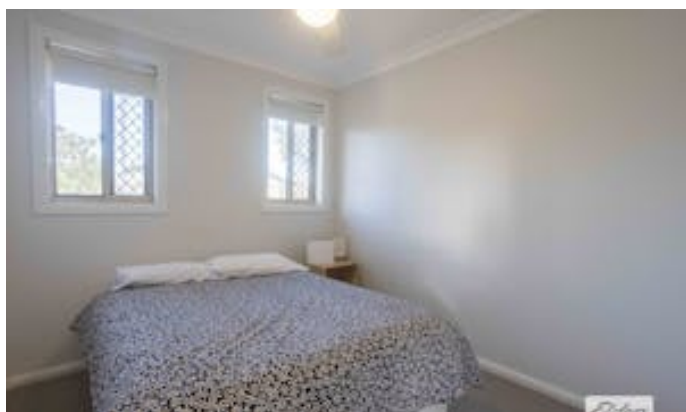
*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

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

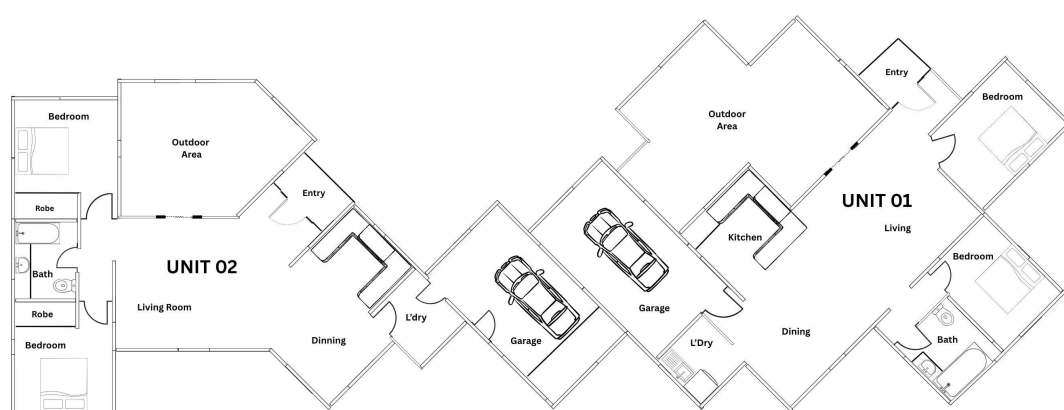
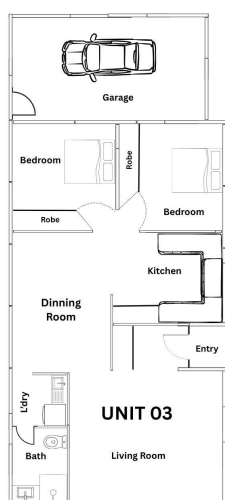
- Land Area 891.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- 3 car garage











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