



3/39 Florence Street, TAREE, NSW 2430

Ground Floor Convenience – Walk to Everything in Central Taree

Positioned within an easy stroll to the heart of Taree, this well-presented ground floor unit offers outstanding convenience, accessibility and low maintenance living. Ideal for owner occupiers, downsizers or savvy investors, this property combines comfort with a location where a car is truly optional.

Property Features:

- Short walk to Taree CBD, shopping, medical services, schools and local amenities.
- Ground floor position with no steps – ideal for all age groups and mobility needs.
- Fully self contained unit within a well maintained complex.
- Fresh, modern kitchen with ample cabinetry and excellent storage.
- Spacious, air-conditioned lounge room – generous size for a two-bedroom unit.
- Two well-sized bedrooms, both with built-in robes.
- Main bedroom includes ceiling fan.

TYPE: For Sale

INTERNET ID: 93P2339

SALE DETAILS

PRICE GUIDE
\$325,000

CONTACT DETAILS

,
Troy Loretan
0400 530 269

- Combined bathroom / laundry with shower, separate toilet and washing machine connections.
- Single lock-up garage at the rear of the complex, perfect for car storage, bikes or general storage.
- Currently rented at \$350 per week. Vacant possession of the property upon settlement of sale can be provided if required.

Why You'll Love It:

- Perfect downsizer option close to town where driving is not essential.
- Excellent investment opportunity with strong rental appeal due to location and easy living aspect.
- Easy care living in a highly accessible and central position.

This is a rare opportunity to secure a comfortable, accessible unit so close to the centre of town you can see the shopping centre across the park. Whether you're looking to downsize or invest, this property deserves your attention sooner rather than later.

We warmly invite you to call Troy Loretan on 0400 530269 to arrange for your private inspection.

*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

- Bedrooms: 2
- Bathrooms: 1
- Single garage







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