



9/7 Manning River Drive, TAREE, NSW 2430

A SUPER AFFORDABLE OVER 55'S LIFESTYLE

Beautifully presented and immaculately maintained, this one bedroom unit is located within a well established and welcoming over 55's lifestyle village, offering comfortable, low maintenance living at an exceptionally affordable price point.

The unit presents spotlessly, with a variety of fresh touches recently added by the current owner. The spacious, fully air-conditioned lounge room is a standout feature, enhanced by a high raked ceiling that creates a wonderful sense of openness. Large windows, combined with a ceiling fan, ensure the space remains light, airy and extremely comfortable year round.

The modern, refreshed kitchen features modern benchtops along with an electric stove, grill and oven, making everyday living easy and enjoyable. Additional features include an internal laundry, a semi-screened rear porch, and a fully covered front porch that enjoys a pleasant garden outlook, perfect for relaxing with a morning coffee.

The main bedroom includes a fitted robe and ceiling fan, while the modern bathroom offers easy access and a generously sized shower. A single car carport nearby provides convenient covered parking.

TYPE: For Sale

INTERNET ID: 93P2348

SALE DETAILS

\$235,000

CONTACT DETAILS

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Troy Loretan
0400 530 269

This property is ideal for those seeking an affordable downsizer or a comfortable home base during retirement travel, allowing you to enjoy low cost living among a like minded community of similar aged residents.

Additional highlights include:

- Brick veneer and tiled roof construction
- NBN internet connected
- Just 4km from Taree's town centre, with shopping, medical facilities, services and employment nearby

Outgoings:

- Council Rates: \$2,926 per annum
- Strata Rates: \$845 per quarter

Low-cost living, a peaceful lifestyle, and a convenient location - this is an opportunity not to be missed.

Call Troy Loretan on 0400 530269 to arrange for your private viewing.

*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: 1
- Bathrooms: 1
- Single carport



