



32 Coulston Street, TAREE, NSW 2430

TRI LEVEL EXCELLENCE IN THE HEART OF TAREE WEST

Positioned in one of Taree's most prestigious and tightly held school zones, this substantial tri-level brick and tile residence delivers the perfect combination of size, flexibility, and lifestyle.

Set within the highly regarded Taree West Public School precinct and enjoying a tranquil outlook over the neighboring parkland, this home represents sensational buying in a true family-friendly location.

Built to last, this impressive home offers generous proportions and multiple living zones across its versatile floor plan.

The Layout:

Mid-Level, The Heart of the Home:

Living & Comfort: A carpeted lounge room featuring raised ceilings and a ceiling fan, creating a bright and airy atmosphere. Comfort is guaranteed year-round with split system reverse cycle A/C.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 93P2365

SALE DETAILS

PRICE GUIDE
\$725,000

CONTACT DETAILS

Troy Loretan
0400 530 269

Kitchen: Updated with quality in mind, featuring a stainless steel under-bench oven and grill, canopy-style rangehood, dishwasher, and double sink, all set against a stylish benchtop.

Dining Options: Choose between the formal dining space for special occasions or the casual meals area off the kitchen, which also features its own split system A/C.

Indoor/Outdoor Flow: Step out from the lounge to the front porch or through sliding doors to the rear.

Upper Level:

Master Retreat: Includes a ceiling fan, built-in robes, and a private ensuite.

Additional Bedrooms: Bedroom 2 features built-ins and a fan, while Bedroom 3 offers a flexible space for kids or a home office.

Updated Main Bathroom: A contemporary 3-way design featuring a Caesarstone vanity top, separate shower, bath, and a separate toilet for family convenience.

Downstairs:

Huge Rumpus/4th Bedroom: A massive tiled space perfect for a teenagers' retreat, guest accommodation, fourth bedroom or a generous media room.

Garaging:

An oversized double garage with two automatic doors and the all important internal access.

Outdoor Living & Extras:

A covered rear BBQ area featuring a Versiclad insulated roof, perfect for hosting rain, hail, or shine.

The Backyard:

A well sized yard with plenty of room for kids to play, complemented by a garden shed and handy car/trailer access via side gates.

Efficiency: Lower cost living is sorted with solar panels already installed.

Convenience: A third toilet is located off the laundry which will be ideal when working in the yard or entertaining.

This property is a prime example of a residence where you can simply move in and enjoy. With parkland views, proximity to the Manning River, and a location in the Taree West "Dress Circle," it deserves a place at the very top of your list.

For enquiries or to arrange your private inspection, contact Troy Loretan on 0400 530 269 today.

*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: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 731.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite





