



## 10/43 Oxley Street, TAREE, NSW 2430

### Modern Comfort Meets Ultimate Convenience

Welcome to Villa 10 at 43-45 Oxley Street, Taree; a beautifully maintained brick and tile villa that perfectly balances low maintenance living with a spacious, functional layout. Positioned as a front unit with a wide driveway and handy guest parking, this home offers a sense of accessibility and ease from the moment you arrive.

Step inside to find fresh carpet spanning the living areas and bedrooms, creating a warm and inviting atmosphere. Whether you're a first home buyer, a savvy investor, or looking to downsize without compromising quality, this property is a standout choice in a prime location.

#### Key Features

**Living & Comfort:** Relax in a sun drenched living room featuring a ceiling fan and brand new carpet. The open plan dining and kitchen area is fully tiled for easy cleaning and equipped with a quality split system air conditioner to keep you comfortable year round.

**Kitchen:** Functional and bright, the kitchen boasts laminate benchtops, an electric stovetop, a built in oven and a dishwasher, making meal prep and cleanup a breeze.

**TYPE:** For Sale

**INTERNET ID:** 93P2378

#### SALE DETAILS

**\$455,000**

#### CONTACT DETAILS

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**Troy Loretan**  
0400 530 269

Bedrooms 1 & 2: Feature plush new carpet, a ceiling fan, and a built-in wardrobes.

Two Way Bathroom: Enjoy the convenience of a clever "ensuite-style" two way main bathroom, complete with a full bath, separate shower, and toilet.

Versatile Garage: The double auto opening garage is a true multipurpose space, housing the laundry and a second toilet with vanity, perfect for those working in the garage or hosting guests.

Outdoor Living: The rear yard offers a private grassed area and an awning for shade. With side gate access and a convenient walkway, it is as practical as it is peaceful.

This property is a prime example of a residence where you can simply move in and enjoy. Tastefully updated and conveniently located. The perfect investment or move in and enjoy it yourself.

Council Rates: Approx \$3000 per annum\*

Strata Rates: Approx \$1806.96 per annum\*

\*above rates subject to change

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 independent advice regarding any advertised property or its information.

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

- Building Area: 87.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Ensuite









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