



24 Dolphin Avenue, TAREE, NSW 2430

The ultimate investment or family home

Whether you are looking to secure a high-yield asset for your portfolio or a modern, move-in-ready sanctuary for your family, this Taree West gem delivers on every front. Positioned on a commanding corner block, this home blends classic hardwood charm with high-end contemporary updates.

The Residence: Style Meets Substance

- **Modern Interiors:** Step into an open-plan living space anchored by polished hardwood floors and bathed in natural light. Fresh paint throughout creates a crisp, inviting atmosphere.
- **Designer Kitchen & Coffee Bar:** A culinary hub featuring a modern freestanding electric oven and a dedicated coffee bar, perfect for the morning rush or weekend entertaining.
- **Luxury Bathroom:** Completely renovated with floor-to-ceiling tiling, a sleek open shower, and a custom timber vanity.
- **Year-Round Comfort:** The living area features air conditioning and ceiling fans, complemented by a front deck perfectly positioned to catch the afternoon breeze.
- **Generous Bedrooms:** All three bedrooms feature plush carpets, and built-in

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TYPE: For Sale

INTERNET ID: 93P2387

SALE DETAILS

OFFERS INVITED

CONTACT DETAILS

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Troy Loretan
0400 530 269

wardrobes, ensuring comfort and storage for growing families.

Space & Versatility

- **The Ultimate Shed:** A brand new, 4-bay shed with 2-door access, fully equipped with power and lights. This is a rare find in Taree West, ideal for the home hobbyist, tradie, or those with multiple vehicles.
- **Functional Design:** The laundry flows effortlessly to a back storeroom and includes an essential second toilet, which is a major value add for busy households.
- **Low Maintenance:** A clad exterior and a durable tin roof mean less time on upkeep and more time enjoying the fully fenced, grassed yard.

The Investment Case

- **Location :** Taree West remains the region's most desirable postcode, known for stable capital growth and exceptionally low vacancy rates.
- **No work needed:** With renovations already completed to a high standard, this property is ready for immediate occupation or a premium rental listing.
- **Large corner block:** This large corner allotment offers dual-street presence, a significant advantage in the local market.

We warmly invite you to contact Troy Loretan on 0400 530 269 to arrange your private viewing of this competitively priced opportunity.

*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 531.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 4 car garage
- Floorboards







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