



## 74 Commerce Street, TAREE, NSW 2430

### Prime Location Meets Timeless Character

Discover the perfect blend of convenience and classic charm at 74 Commerce Street. This beautifully presented residence boasts stunning hardwood floors throughout and year-round comfort from ducted air conditioning, making it an ideal find for families, investors, or those seeking a central lifestyle.

Step inside to find a layout designed for both relaxation and functionality:

**Living & Dining:** A spacious main living area features ducted air and direct access to a small private patio. This flows seamlessly into the dining room and a well-appointed kitchen, complete with a gas cooktop and built-in oven.

**Versatile Spaces:** A secondary living room provides extra break-out space, flowing into a practical laundry equipped with a second toilet for added convenience.

**Bedrooms:** Three well-sized bedrooms, all featuring ducted air conditioning. The oversized master and second bedroom showcase beautifully polished hardwood floors.

**TYPE:** For Sale

**INTERNET ID:** 93P2388

**SALE DETAILS**

**OFFERS INVITED**

**CONTACT DETAILS**

**Troy Loretan**  
0400 530 269

**Modern Amenities:** A spacious main bathroom featuring stylish 1800mm tiling and wheelchair accessibility.

**Accessibility:** A light-filled sunroom adds extra living space, while the home remains disability-friendly with dedicated wheelchair access.

#### The Outdoors & Potential

The property sits on a generous block with plenty of room to move:

**Development Potential:** The large backyard offers significant potential for a granny flat (STCA), perfect for multi-generational living or additional rental income.

**Parking & Storage:** A single lock-up garage is complemented by a fully concreted driveway with ample parking space and desirable side access to the rear yard.

#### Location is Everything

Situated in a prime, central location, you are within easy walking distance to:

Local shops.

Public transport.

Local sporting fields and parklands.

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, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Floorboards





