



## 2/20 Coolabah Drive, TAREE, NSW 2430

### The Perfect Downsizer, First Home Or Investment

Tucked away at the quiet rear of a small complex, this neat and tidy brick and tile unit offers a fantastic opportunity for first home buyers, downsizers, or savvy investors. Enjoying a pleasant, leafy outlook toward the open green space just across the road, this property combines easy care living with wonderful privacy.

Step inside to a welcoming, open-plan kitchen, living, and dining space. The highly functional kitchen is equipped with durable laminate benchtops, a freestanding electric oven, and plenty of room to prepare your daily meals while staying connected to the living area.

The unit features two comfortable bedrooms strategically positioned around a central bathroom.

Bedroom 1: Generously sized and complete with a built-in wardrobe.

Bedroom 2: Located at the rear of the unit, this space features a large window that invites in an abundance of light.

**TYPE:** For Sale

**INTERNET ID:** 93P2419

**SALE DETAILS**

**\$349,000**

**CONTACT DETAILS**

**Troy Loretan**  
0400 530 269

Bathroom: Conveniently situated between both bedrooms, featuring a highly practical combined bath and shower.

The internal laundry provides direct access out to a surprisingly spacious L - shaped rear yard. This private outdoor area features a grassed area, perfect for a pet (subject to strata approval) to enjoy, a handy garden shed for extra storage, a clothesline, and a beautiful mature orange tree that is currently bearing fruit.

Additional Features:

Convenient single carport

Electric hot water system

Low maintenance brick and tile construction

Peaceful rear unit positioning

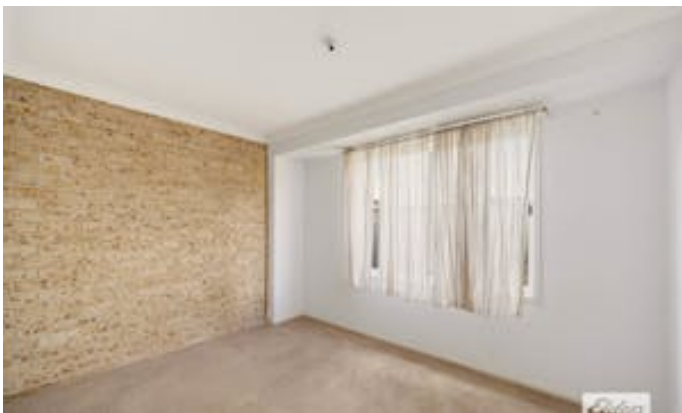
Whether you are looking to enter the market, downsize to a more manageable property, or add a solid performer to your investment portfolio, this unit ticks all the boxes.

We warmly invite you to call Troy Loretan on 0400 530 269 to arrange your private inspection of this impressive property.

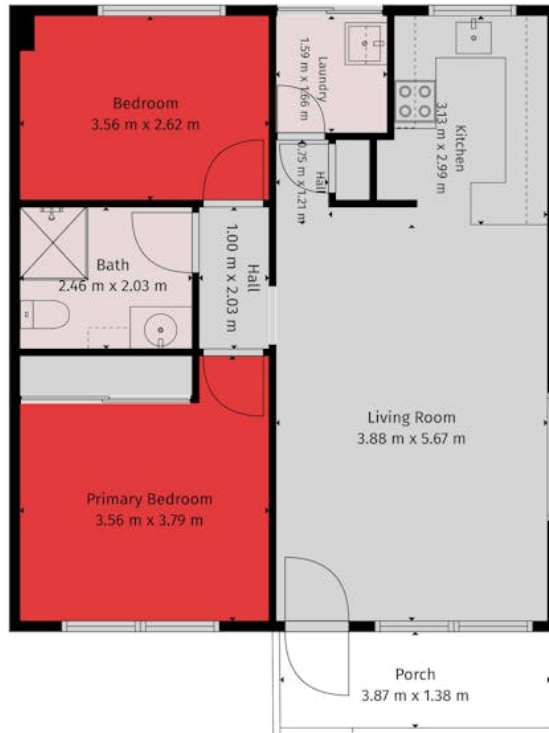
\*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice regarding any advertised property or its information.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Toilet Facilities

- Building Area: 66.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport







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