



2/12 Samantha Close, TAREE, NSW 2430

EXTREMELY RARE THREE BEDROOM VILLA

Combining the space and comfort of a house with the convenience of low maintenance living, this generously proportioned three bedroom villa is a rare opportunity in one of Taree West's most sought after neighbourhoods.

One of only two villas in the complex, this quality residence offers exceptionally low ongoing running costs while delivering the privacy and independence buyers are searching for. Unlike many villas, you'll also enjoy the bonus of a fully fenced backyard, perfect for young children, pets, or simply relaxing outdoors.

Inside, the home offers three generously sized bedrooms, each complete with built-in wardrobes and ceiling fans. The modern family bathroom features quality fixtures and fittings, while the addition of a second toilet provides extra convenience for families and guests alike.

The oversized lounge room offers plenty of space for larger furniture, creating a comfortable setting for everyday living. Adjoining the well appointed kitchen, the air-conditioned dining area flows effortlessly out to a large covered alfresco entertaining area, ideal for soaking up the winter sunshine or hosting family BBQs throughout the warmer months.

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: 93P2429

SALE DETAILS

PRICE GUIDE
\$520,000

CONTACT DETAILS

Troy Loretan
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The kitchen is well equipped with modern appliances, including a dishwasher, while the internal laundry provides direct access between the kitchen, dining area and the single lock up garage with the added convenience of internal access.

A solar panel system and solar hot water provide lower living costs.

Investment buyers will appreciate the excellent tenancy currently in place, returning \$445 per week. Vacant possession can be made available later in 2026 should owner occupiers wish to move in.

Positioned just a short stroll from the picturesque Manning River and Taree West Bowling Club, this outstanding villa enjoys a premium location with easy access to local amenities and recreational facilities.

Whether you're looking to downsize without compromise, secure your first home, or add a quality investment to your portfolio, this exceptional villa deserves your immediate attention.

Properties of this size, quality and location are rarely offered for sale. Arrange your inspection today before this outstanding opportunity is gone.

*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: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows

- Bedrooms: 3
- Bathrooms: 1
- Single garage







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