

110 Albert St, Taree, NSW 2430

Sold - 12/05/2020

House 3  1  2 



## Central Investment or Future Development Space

Centrally located to the main hub of Taree less than 1km to the town centre, this long serving investment property presents an affordable opportunity to add to your portfolio. There is no hiding the fact the property requires some major work but for the experienced investor or tradesperson the weekly income is \$300 per week gives you a return on investment while you plan on what to do with the site.

### Open for Inspection

By Appointment.

Due to the nature of the location and the impressive block size, the property lends itself to the potential of future development (subject to council approval) and would be an ideal location being so close to the medical and retail precinct.

- Currently leased to a great tenant paying \$300 per week. Lease expires 26 May 2020
- Level 1,036sqm block with a wide 20.1m frontage to Albert Street
- Brick construction with a Colorbond roof
- Combined kitchen and living area features a ceiling fan and reverse cycle air conditioner with a dishwasher and exceptional kitchen storage
- Two bedrooms that each offer built in storage and ceiling fan plus a sleep out that would ideally double as a large third bedroom or family rumpus space
- The rear of the home offers a covered entertaining area that is perfect to sit back as you watch the kids play in the yard
- A double lock up garage provides ample storage for your vehicles with an additional double carport for your boat or trailer positioned at the rear of the block

Our Vendor is serious about selling this property and will listen to all offers from genuine buyers in the marketplace. To discuss in further detail or to arrange a private inspection please call Justin Atkins on 0417 955 176.

### Listed By

Justin Atkins  
Phone: (02) 6552 1133  
Mobile: 0417 955 176

