

1 & 2/40 Reginald Drive, Kootingal, NSW 2352

Duplex/Semi-detached For Sale

Tuesday, 23 April 2024



1 & 2/40 Reginald Drive, Kootingal, NSW 2352

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 648 m2

Type:

Duplex/Semi-detached



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\$725,000

Discover the perfect investment opportunity with this modern duplex, each unit offering sleek design and functional living spaces. This property comprises two distinct units; one with two bedrooms and one bathroom, and the other a spacious four-bedroom two-bathroom home, providing versatility for investors or multi-generational living. Each unit features contemporary aesthetics and thoughtful layouts that maximise space and comfort. Bedrooms across both units are well-appointed with built-in robes for ample storage, while the main bedroom in the four-bedroom unit boasts a private ensuite, adding an extra layer of convenience and luxury. Both units are open-plan in design, each with a modern kitchen featuring a dishwasher and gas cooktop. Flowing from the living spaces each unit has a charming alfresco space that offers a quaint area for relaxation or entertaining guests. Both units have their own single garage, providing secure parking. Whether you're looking to invest or accommodate extended family, this duplex promises to deliver comfort, style, and functionality. Located in emerging Kootingal, just 20kms from the Tamworth CBD, residents benefit from the tranquillity of a small town while maintaining convenient access to the amenities of Tamworth. Seize the unique opportunity to own a versatile property that blends attractive design with practical living.

- Modern duplex featuring one 4 bedroom unit and one 2 bedroom unit
- Reverse-cycle split-system air conditioning in both units
- Modern open-plan design on both sides
- Unit 1 rental appraisal \$440-\$460/week, currently advertised for rent
- Unit 2 currently rented for \$330/week and in lease until 16/10/2024
- Land size 648m² and council rates approx. \$3,840 p/a*

* This information has been prepared to assist solely in the marketing of this property. Whilst all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.