

**1/23 Rosella Avenue, Tamworth, NSW 2340**



**Duplex/Semi-detached For Sale**

Tuesday, 2 April 2024

1/23 Rosella Avenue, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Tyson Rennie  
0402676611

## Auction

Situated in the highly desirable location of Calala, is this great investment property that will tick all of the boxes for the savvy investor. The property itself offers three bedrooms all including built-ins, an ensuite and main bathroom which are very well presented and spacious living areas. An added bonus to this property is that it is low maintenance, which allows for a stress free investment with minimal work required. There is currently a great tenant in lease paying \$420 per week until 4/9/24, offering instant income for the savvy investor looking to add to their investment portfolio or first time investor looking for a solid investment opportunity. Additional features • Close to shops and schools • Split system air-conditioning • Combined rent for 1&2/23 Rosella Avenue - \$810 per week as of 10/4/2024 • Rates \$569 per quarter • Rental appraisal \$430 - \$460 per week Interested parties will have the opportunity to purchase the adjoining villa, as both 1 & 2/23 Rosella Avenue will be auctioned separately on the 2nd May 2024, noting that prior offers for one or both will be considered. Please contact the selling agents for more information.