

# 1/40 Francis Avenue, Tamworth, NSW 2340

## House For Sale

Wednesday, 14 February 2024

1/40 Francis Avenue, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 369 m2**

**Type: House**



Kristy Reid

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**\$580,000**

LAWD is pleased to present 1/40 Francis Avenue. A lock-and-leave beautifully presented and well-maintained three-bedroom Duplex Unit perfect for the downsizer. Located in the sought-after area of North Tamworth in an elevated position featuring mountain views nestled amongst new builds. The perfect property for seniors not quite ready for the retirement village or the busy working person as the unit provides a low maintenance alternative to a house with a large yard. Located two\* kilometres from Tamworth Base Hospital and three\* kilometres to Tamworth CBD making it the ideal location. - Three-bedroom, two-bathroom brick home- The main bedroom features a walk-in wardrobe and a good-size ensuite- Laundry with ample bench space- Two separate living areas - Four\* year old unit perfectly presented and maintained with nothing to do but move in - Contemporary open-plan kitchen with stone bench tops and dishwasher- Ducted and zoned reverse-cycle air-conditioning- Vinyl plank flooring and carpet in the bedrooms- Day-night blinds throughout - Fully insulated ceilings and walls, double-glazed windows, skylight, and LED lights provide low energy consumption- Security system- Instantaneous gas hot water system- Private covered Alfresco and fully fenced courtyard- Double garage with storage, internal access and remote door- Automatic dog waterer- Recently added Eko deck requiring no maintenance- Public transport available at your doorstep- Six monthly Strata fees of \$965\* which includes home insurance- Land size 369\* square metres - Council rates \$2,300\* per annum\* Approximately