

# 10 Duri Road, Tamworth, NSW 2340



## Sold House

Friday, 18 August 2023

10 Duri Road, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 715 m<sup>2</sup>

Type: House



Tania Clare

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**\$305,000**

Are you ready to embark on an exciting journey of home ownership? Look no further, this three-bedroom home is brimming with possibilities. This property is your blank canvas and will appeal to the astute investor or first homeowner. As you enter the home you will be greeted by the allure of floorboards stretching throughout the lounge, living area and hallway. The seamless flow of the L-Shaped lounge and dining area merges the two living areas together creating a sense of continuity and connectivity. The heart of any home, the kitchen boasts a harmonious blend of original charm and modern functionality. It is tidy and well-maintained and provides the perfect setting for culinary adventures. With a little imagination, this kitchen can be your canvas to craft delectable dishes. The bathroom retains its original charm, offering a nostalgic touch that takes you back in time. Here, you have the opportunity to preserve its classic charm or embark on a journey to rejuvenate this space with your own unique style. Three sizeable bedrooms are a testament to limitless potential with built-in cupboards to offer plenty of storage solutions. Step into a realm where the beauty of the outdoors merges harmoniously with the comforts of indoor living. All seasons can be enjoyed with the gauze enclosed sunroom offering you the joys of alfresco living, shielded from the elements. Get ready to redefine your concept of outdoor living. Bid farewell to stifling heat and embrace the luxury of cool, refreshing air. The innovative evaporative air conditioning system introduces a continuous cycle of fresh air, circulating throughout the home. Sheltered parking, you will not need to worry about off-street parking again with ample two-bay carport storage. Your vehicle will be protected from the elements, ensuring your peace of mind and easy access. Venture into the vast rear yard, a canvas for your gardening dreams. A garden shed beckons, providing ample storage for tools and gardening equipment. Priced to embrace potential, this property is not just a house, it is a world of potential waiting for you to unleash your imagination. Priced to accommodate your aspirations, this is your chance to invest in a future filled with possibilities. Don't miss this incredible opportunity to craft a home that reflects your unique style and aspirations. Contact us today to schedule a viewing and embark on a journey of home ownership.

- Three-bedrooms with built-in robes
- Polished floorboards throughout the living area's
- Original but tidy and functional kitchen
- L-Shape lounge and dining area
- Front porch area, rear gauzed-in sunroom
- Carport, large yard and garden shed

Potential rent return of \$340 - \$350- Land size 715m<sup>2</sup> Rates approx. \$2,420 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.