

100 Napier Street, Tamworth, NSW 2340



House For Sale

Monday, 15 April 2024

100 Napier Street, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 651 m2

Type: House



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\$669,000

Welcome to a rare opportunity to secure your slice of paradise in the highly sought-after suburb of East Tamworth. Nestled amongst tree-lined streets and conveniently situated adjacent to the landmark Treloar Park and Tennis Club, this three-bedroom home offers a prime location with access to recreational amenities just steps away. This home awaits its new owners with open arms, whether you are a growing family seeking space and comfort or an astute investor looking for prime real estate. This is your chance to make your mark in one of Tamworth's most desirable locations. Step into the heart of the home, where a spacious open-plan lounge and meals area awaits, boasting a seamless flow that invites relaxation and entertainment alike. From the comfort of this airy space, large windows frame picturesque views of the tree-scaped front yard, infusing the room with natural light and a sense of tranquillity. Complete with a split-system air conditioning unit, comfort is assured throughout the seasons, providing respite from the summer heat and cozy warmth during the cooler months. Step into the heart of culinary creativity within the home's modern kitchen, meticulously renovated to incorporate functionality with contemporary style. Sleek, state-of-the-art appliances gleam against the backdrop of chic cabinetry, while ample counter space beckons both aspiring chefs and seasoned cooks alike to let their culinary dreams unfold. With plenty of workspace on the benches, meal preparation becomes a delight, whether whipping up a quick breakfast or crafting a gourmet feast. Adding to the convenience and efficiency of daily life, a built-in laundry is discreetly positioned at the end of the kitchen, seamlessly blending modern appeal with practicality for the discerning homeowner. The bathroom has been thoughtfully updated, featuring a sleek, frameless shower screen, a contemporary vanity, bath, and modern toilet, creating a tranquil oasis for relaxation and rejuvenation. Every detail has been carefully considered to ensure both style and functionality, offering a harmonious blend of form and practicality. Discover three spacious bedrooms within the home, with two boasting convenient built-in wardrobes, providing ample storage solutions while maximising floor space. Each bedroom offers a serene retreat for rest and relaxation, and a neutral colour palette to accommodate your interior flair. Step into the private sanctuary of the enclosed backyard, where relaxation and recreation converge seamlessly. From the tranquil waters of the inground pool to the detached garage, offering storage or workshop space, every aspect of outdoor living has been meticulously crafted for enjoyment. Whether lounging on the spacious front porch, taking a refreshing dip in the pool, or tinkering in the garage, this outdoor haven beckons residents to savour every moment of their East Tamworth lifestyle. Maximise Your Investment Potential with a projected rent return of \$450 - \$470 per week. Do not miss out on this prime opportunity to enter the esteemed East Tamworth market; arrange your inspection today to secure your place in this vibrant community. Contact Tania Clare, the selling agent, to arrange your private viewing today.

- Three spacious bedrooms
- Open-plan lounge and meals area
- Renovated kitchen with quality appliances
- Updated bathroom with modern facilities
- Fully enclosed rear yard
- Inground swimming pool
- Detached garage or shed
- Split-system air conditioning unit
- Projected rent return of \$450 - \$470 per week
- Land size approx. 651m² Rates approx. \$4,100 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.