

# 11 Preston Avenue, Tamworth, NSW 2340

## Sold House

Friday, 6 October 2023

11 Preston Avenue, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 771 m<sup>2</sup>

Type: House

**\$539,000**

Welcome to 11 Preston Avenue, Tamworth! This charming 3-bedroom, 1-bathroom house is the perfect place to call home. With a spacious land area of 771sqm, this property offers ample space for outdoor activities and entertaining. Step inside and be greeted by a well-designed interior that features a separate dining room and an internal laundry for convenience. The kitchen is equipped with modern appliances, including a dishwasher, making cooking a breeze. The living room provides a cozy space to relax and unwind, while the air conditioning ensures year-round comfort. The bedrooms are generously sized, offering plenty of storage space. The bathroom is well-appointed and there are two toilets for added convenience. With secure parking available in the single garage and double shed plus a place for the caravan or boat. You will have plenty of space for your toys or a workshop if you're a tradie. The exterior of the property boasts a balcony, perfect for enjoying your morning coffee or soaking up the sun. The fully fenced backyard provides a safe and private space for children and pets to play. There is also a shed for additional storage. This property is conveniently located close to schools, shops, and public transport, making it an ideal choice for families. With a price guide of \$539,000, this property offers great value for money. Freshly painted on the inside and out. Don't miss out on the opportunity to make 11 Preston Avenue your new home. Contact me today to arrange a viewing! • Rates: \$2,256 Land Size: 771sqm Rental Appraisal: \$400 - \$440 per week