

16 Mahony Avenue, Tamworth, NSW 2340



Sold House

Saturday, 2 December 2023

16 Mahony Avenue, Tamworth, NSW 2340

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 698 m2

Type: House



Tania Clare

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\$415,000

Imagine waking up to a breath-taking view of the golf course every day. This home can make that a reality. Welcome to this superb two-bedroom home, where every detail has been carefully crafted to offer you comfort and style. As you step inside, you will be captivated by the elegance of polished floorboards throughout and the grace of high ceilings that extend throughout the entire home. Both bedrooms are generously proportioned, providing ample space for rest and relaxation. The formal lounge area offers a cosy retreat, complete with a split system air conditioning unit for year-round comfort. Then there is the sunroom at the rear of the home, a versatile space that can be your home office or a playroom for the kids. The renovated bathroom with a separate toilet exudes modern functionality which seamlessly blends form and function, providing a serene and refreshing space for your daily routine. The kitchen has been thoughtfully renovated, boasting modern amenities, plenty of cupboard space, an electric oven, and a spacious layout that inspires culinary creativity. Step outside, and you will discover a large, enclosed backyard - perfect for the children to play freely and pets to roam to their heart's content. Location wise you could not ask for more. Situated just minutes from the CBD, across from the golf course, close proximity to both town pools, schools and a convenient shopping centre, every convenience is right at your fingertips. Currently tenanted, this property offers a solid investment opportunity with a lease that expires in February 2024, generating a steady income of \$365 per week. To take the next step towards making this your dream home or investment, contact Tania Clare, the selling agent to arrange your viewing. Pest and Building reports are available upon request. - Two generous sized bedrooms- Polished floorboards and high ceilings throughout- Renovated bathroom and separate toilet- Spacious formal lounge area- Large, renovated kitchen with plenty of cupboard space- Rear sunroom area perfect for a home office or kids play area- Generous fully enclosed rear yard- Close proximity to CBD, golf course, shopping centre, schools- Currently tenanted, lease expires February 2024 rental \$365 p/w.- Land size 698m². Rates approx. \$2,960 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.