

# 17 Carnegie Place, Tamworth, NSW 2340



## Sold House

Friday, 3 November 2023

17 Carnegie Place, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 767 m2

Type: House



Tania Clare

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**\$517,000**

Discover the perfect blend of modern living and tranquillity in this stunning four-bedroom home, located in a peaceful, no-through street in a quiet neighbourhood. With its modern design and thoughtful features, this property offers a comfortable and convenient lifestyle. This home features a modern brick façade with rendered frontage, providing an attractive and inviting entrance. Four generously sized bedrooms, including a main bedroom with ensuite and a walk-in wardrobe. All bedrooms are equipped with ceiling fans and built-in robes, ensuring comfort and ample storage. As you step inside, you will be greeted by a spacious formal lounge room or media room. There is plenty of room to relax and enjoy a movie night with loved ones, creating cherished memories. The heart of this home is an expansive tiled, combined living and dining area that seamlessly flows from the kitchen. It is an ideal space for gatherings, family meals and everyday living. The galley style kitchen is a chef's dream, featuring ample cupboard and bench space for all your culinary creations. Equipped with an electric oven, gas cooktop, and a dishwasher, it is a place where cooking becomes a joy. The family bathroom is modern and complete with a shower, vanity, and bath. For added convenience, a separate toilet is adjacent to the bathroom. Step outside to a pebble-crete entertaining area that overlooks the rear enclosed yard. It is the perfect spot to relax and enjoy outdoor gatherings with family and friends. A water tank is in place for water storage, promoting sustainability and reducing water bills. The double lock-up garage offers internal access, providing convenience and security for your vehicles. Stay comfortable with a reverse cycle split system air conditioning unit. This property offers an outstanding opportunity, whether you are a first home buyer looking for your dream home or an investor seeking solid returns with an estimated rental income of \$490 per week. Do not let this opportunity pass you by, schedule a viewing today and discover the lifestyle, comfort and entertainment possibilities that await you in this modern home.

- Four-bedroom main with walk in robe and ensuite - Separate lounge and family rooms - Galley style modern kitchen, electric oven, gas cooktop and dishwasher - Family bathroom with shower, bath and separate toilet - Split system reverse cycle air conditioning unit - Outdoor entertaining area - Enclosed yard, double remote lock-up garage with internal access - Potential rent return of \$490 per week - Land size 767m<sup>2</sup>. Rates approx. \$2,800 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.