

**2/1 Rockford Road, Tahmoor, NSW 2573**

**McGrath**

**Villa For Sale**

Wednesday, 27 December 2023

2/1 Rockford Road, Tahmoor, NSW 2573

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 136 m2**

**Type: Villa**



Matthew Smith

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**\$400,000 - \$440,000**

Conveniently positioned in a quite complex of 3, this generously sized 2 bedroom villa is perfectly suited to a multitude of buyers. The property presents as a fantastic opportunity for the astute investor looking to grow or start on their portfolio, but it also makes for a downsizer's dream or a wonderful first family home being just moments from Tahmoor village cafes, shops & schools as well as the bus stop & Tahmoor train station. Key features Include: - Lock up Garage- 2 large bedrooms- Built-in Robes- Air-conditioning- Combined kitchen & dining- Private courtyard- Internal laundry- Internal access Potential Rent: Circa \$420.00 pw Relevant Outgoings - Strata: \$450.00 pq | Council: \$445.00 pq | Water: \$266.00 pq Property's like this are few & far between. This will not last long! \* Whilst every effort has been made to obtain accurate and reliable information, prospective purchasers should rely on their own enquiries in relation to all listings.