

**2/15 Scarborough Close, North Tamworth, NSW**



**2340**

**Sold House**

Monday, 25 September 2023

2/15 Scarborough Close, North Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 466 m2**

**Type: House**



Stuart Southwell

0488923988

**\$482,000**

Low-maintenance living, a thoroughly modern design, and a quiet location strike the perfect chord in this unbeatable strata-titled villa. A brilliant first-home, lock-and-leave investment, or a practical choice for downsizers not wanting to compromise on independence, it offers a simple way of life leaving you with more free time. Flowing across one fluid level, it features open plan living complemented by a glossy kitchen, a formal lounge room, three bedrooms serviced by two bathrooms, a single garage, and a secure backyard generous enough to potter in or create a colourful garden.- Open plan living/dining with easy flow to an alfresco terrace and a private backyard- Skylit kitchen featuring stainless steel appliances and smooth stone surfaces- Separate lounge room offering a quiet place to relax and flexibility to the layout- Three comfortable bedrooms, all include a built-in robe, ensuite to the master- Stylish main bathroom with bath, ducted AC, secure garage with laundry facilities- Surrounded by lovely wide streets for your daily walk and a 5 minute drive from town- Close to the TAFE, childcare options, child-friendly parks, and a range of pubs and clubsPositioned on a whisper-quiet cul de sac, where mountain ranges and green spaces are always on view, this easy care retreat is placed for lifestyle and located for convenience. Enjoy the ease of having all the conveniences of North Tamworth 2km from the front door, including dining options, clubs, excellent shopping, and essential services. Five schools are within a 3.5km radius, and the train station is less than 3km away, making weekend travel a breeze. Online Timed Auction closing 1pm on Thursday 12th October. <https://buy.realtair.com/properties/111893> Offers prior to Auction will be seriously considered. Rates: \$2,406.56 PA Rental Estimate: \$450 Per Week Current Rent: \$400 per week with lease expiring early December 2023. Strata Fees: \$525 Per Quarter