

**2/1A Lae Avenue, East Tamworth, NSW 2340**



**Apartment For Sale**

Thursday, 30 May 2024

2/1A Lae Avenue, East Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Stuart Southwell  
0488923988

## **Auction - Guide \$470,000 - \$500,000**

Auction Location: Online Timed Auction  
Low maintenance living at its most appealing, this modern three-bedroom townhouse delivers great versatility over two well-presented levels, while feeling bright, airy and inviting throughout. Revealing an easy flow through ground level, the home shows off effortless flexibility within prized open-plan living, neatly overlooked by a smart kitchen. Enhancing the sense of space with an open timber staircase, this leads up to a second mezzanine-style living area, which could function as a third bedroom, if desired. Both robed bedrooms, meanwhile, feel generous, and are serviced by a spotless bathroom. Adding further functionality on ground level is a laundry and handy second WC. As for outdoor space, this is just as attractive and easy to care for as the interior. Not only is there a lovely grassy courtyard, there is also a covered patio that's perfect for entertaining.- Well-presented, well-planned townhouse delivering comfortable, effortless living- Plentiful natural light, easy neutral tones and plantation shutters accentuate interior- Charming open-plan adjoins smart kitchen, feat. modern appliances, stylish tile backsplash, ample storage and breakfast bar- Kitchen connects to grassy courtyard, which is fully fenced for privacy- Separate covered patio provides additional appealing alfresco space- Flexi second living area, two bedrooms and smart bathroom feature on upper level- Laundry and enclosed second WC add convenience on ground level- Split-system AC in both living spaces and both bedrooms to keep things comfortable year-round- 6.6kw solar helps to keep power bills down- Single garage, plus parking for another vehicle at front of home  
Situating well back from the road in a quiet end position, the townhouse provides a wonderful sense of peace and privacy, while remaining close to every convenience. It's a short walk to nearby parklands and only 800m to Eastpoint shopping centre, while central Tamworth - and its many shops, entertainment and dining options - are less than 2km away.  
Council Rates \$ 2,039.60 P.A  
Strata Fees \$1,773.24 P.A  
Rental Estimate \$450-\$470 per week  
Online Timed Auction closing 11am Thursday 20th June  
<https://buy.realtair.com/properties/131704>  
Offers highly considered prior.