

# 2 Patterson Street, North Tamworth, NSW 2340



## Sold House

Friday, 5 April 2024

2 Patterson Street, North Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 955 m2**

**Type: House**



Stuart Southwell

0488923988

**\$570,000**

Auction Location: Online Timed Auction  
Sitting pretty within sought-after North Tamworth, this lovely three-bedroom home pairs period charm with fabulous potential. Using high ceilings and plentiful natural light to enhance its sense of space, the home reveals an inviting layout elevated by heritage detail, found in gorgeous stained glass, polished timber floors, and intricate fretwork and cornicing. At the heart of things, a modern kitchen adjoins open-plan living, which opens out at the back onto a large covered alfresco. Meanwhile, each of the three robed bedrooms feels generous in size, serviced by an ensuite and second bathroom with integrated laundry. Heading outside, you'll see what we mean by potential! To the rear of the block, a huge backyard is ready and waiting for you to make it your own, whether that means extending the current residence, adding outdoor entertaining, or even a second dwelling (STCA).- Charming three-bedroom home showcasing period charm and modern convenience- High ceilings, timber floors and refined neutrals accent practical, light-filled layout- Heritage detail highlighted in feature fretwork, intricate cornicing and colourful stained glass- Pretty front porch offers a picturesque spot to watch the world go by- Air-conditioned open-plan adjoins smart kitchen featuring granite benchtops, shaker doors and modern appliances- French doors open to rear covered alfresco, delivering all-weather alfresco dining- Built-in robes to all three bedrooms, serviced by an ensuite to the master and main bathroom with integrated laundry- Single carport at side of home, with additional off-street parking on gated driveway- Side access to rear of block, offering fantastic potential to extend or add a second dwelling (STCA)- Large freestanding shed/workshop, two garden shed and second shed currently located in backyard  
Situated just around the corner from Tamworth Hospital, the property sells itself on its highly desirable location, which is also only 850m from Northgate Shopping Centre. Putting schools, services and parklands close at hand, it's also only three minutes from the centre of Tamworth, where you can find a vibrant array of dining, shopping and entertainment options. Rates \$3,184 PA  
Rental estimate \$450 - \$500 per week. Online Timed Auction closing Thursday 2nd May 11am  
<https://buy.realtair.com/properties/126191> Offers highly considered prior.