

2 Yarmouth Parade, Tamworth, NSW 2340

Duplex/Semi-detached For Sale

Thursday, 6 June 2024

2 Yarmouth Parade, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 569 m2

Type:

Duplex/Semi-detached



Margo Taggart
0267666122



David Doherty
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DUPLEX ON I TITLE \$580,000 - \$610,000

All of our homes are open for inspection... by appointment. Call First National Real Estate Tamworth on (02) 67666122. Lot 14 in Deposited Plan 249978 (569 Sqr Mtrs). Returning \$510 weekly or \$26,000. Dual Income Torrens Title duplex with existing long-term tenants, each with a history of over 10 years, offering a continuation of stable income. While already delivering an excellent return on investment, this property offers the included potential for future capital growth and value enhancement. Within minutes of everything has to offer, this street attractive 2 x 2 bedroom duplex offers you carriage into the future if you are thinking ten years time. With the convenience of a bus stop out the and backing onto a Council maintained parkland, this brick investment is yours for the taking. Fast Facts: • 2 x 2 Bedroom brick duplex. • Single level living with no stairs to both units. • Both units currently let. • Each unit has its own rear yard. • Each unit has raked timber ceilings. • Each unit has a single bathroom with laundry. • Wall mounted reverse cycle air conditioning in each unit. • Unit 1 - \$250 per week, leased to February 25, (rental review suggested). • Unit 2 - \$260 per week, leased to September 24 - (rental review suggested). • Cosmetic equity improvement opportunity available. Council rates are approx. \$4,000 per year. Council water rates are user pay depending on usage. Contact: David Doherty 0417-288 545 Principal Margo Taggart 0427-167 282 Principal First National Real Estate Tamworth (02) 67666122 Disclaimer: We have not verified whether or not that the information in this advertisement is accurate and we do not have any belief one way or the other of its accuracy. All purchasers must rely completely upon their own inquiries before purchasing. Kamilaroi Country - First National Real Estate Tamworth proudly acknowledges the Kamilaroi people as the Traditional Custodians of the land we live & work, and their continued connection to land, water and culture. We offer our respects to Elders past, present. First National Real Estate Tamworth is Tamworth furnished accommodation; strata management agents in Tamworth; residential sales in Tamworth; property management agents in Tamworth; rural sales agents in Tamworth; and licensed auctioneers. First national real estate fnre Tamworth nsw tamworth best agent in Tamworth sell my home in tamworth firstnationalrealestatetamworthgooglereview whotocallwhensellinginTamworth margoTaggart daviddoherty bestreviewsinTamworth mostprofessionalagentinTamworth sellingintamworth soldintamworth tamworth realestate tamworthrealestate firstnationaltamworth firstnationalrealestatetamworth forsaleintamworth realestateforsaleintamworth realestatesoldintamworth bestagenttouseintamworth tamworthrealestateagents sellmyhomeintamworth findagenttosellmyhomeintamworth soldintamworth