

**26 WAREE DRIVE, Tamworth, NSW 2340**

**Fenn Real Estate**

**Sold House**

Tuesday, 20 February 2024

26 WAREE DRIVE, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Marie Fenn

## Contact agent

What a gem of a home – a neat & tidy 3 bedroom home overlooking reserve & park nestled in quiet area of Hillvue, Tamworth - quite unique! With clients currently in a lease until August 2024 at \$400pw, ideally these clients would like to remain on if possible so great news for the Investor. On offer at 26 Warea Drive Hillvue is:

- Living Room with split system a/c (2 in total)
- Office/Rumpus
- Kitchen/Dining combined
- Internal Laundry
- Built in Robe in master bedroom
- Bathroom with corner shower recess & bath with separate toilet
- Under cover patio area – ideal for entertaining
- Added BONUS of Solar Panels – keeping the costs low!
- Huge corner block – water tank – garden shed

This neat home is nestled in a lovely pocket of Hillvue ideally located within close proximity of local schools. 26 Warea Drive Hillvue sits on a level 689m<sup>2</sup> corner block with easy maintenance and offers a double carport. Our Vendors are wanting to move forward – homes in this particular area do not last long on the market so, be quick!

**QUICK FACTS:** Annual Rates    Approximately: \$2700 - \$2800pa  
Current Rental:    \$400.00 per week  
Built:    Approximately 1970's

For your private inspection, contact Marie Fenn on 0428 260 263 today!