

3/35 Gipps Street, Tamworth, NSW 2340

Sold Unit

Saturday, 19 August 2023

3/35 Gipps Street, Tamworth, NSW 2340

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 715 m2

Type: Unit



Margo Taggart
0267666122



David Doherty
0267666122

\$303,000

Call First National Real Estate Tamworth on (02) 67666122. Lot 3 in Strata Plan 22630 (715 Sqr Mtr). Looking for an affordable and convenient living space in West Tamworth? Look no further than Unit 3 at 35 Gipps Street! This spacious unit is located in a small strata complex of just four units, providing a private and peaceful living experience. The unit is constructed from durable brick and tile, ensuring low maintenance for years to come. Inside, you'll find a fully furnished space with everything you need to feel right at home. But the benefits of this unit don't stop there. This property is currently leased at \$340 per week until January 2024, making it an excellent investment opportunity for those looking to build their financial portfolio. With a reliable tenant already in place, you can enjoy the benefits of passive income and the peace of mind that comes with knowing your investment is in good hands. Alternatively, if you're tired of paying rent and ready to invest in yourself, Unit 3 at 35 Gipps Street is the perfect opportunity. With a low purchase price and affordable ongoing costs, you can finally start building equity and taking control of your financial future. So don't wait – contact us today to schedule a viewing of this fantastic property. With its great location, low maintenance, and unbeatable value, it won't be on the market for long.

Fast Facts:

- 2 Bedrooms both with built in robes
- Spacious open plan living
- Balcony off the living area
- Bathroom with separate toilet
- Very good overall presentation & condition
- Wall mounted reverse cycle air conditioner
- Single garage with remote door
- New 12 month lease from 13th January 2024 @ \$340 per week.

Strata Details:

- Admin fees are \$1,650 yearly
- Capital Works are \$1,250 yearly
- There are 4 Lots/Units in this strata scheme

Council rates are approx. \$1,995 Council water rates are divided between the unit lots

Contact: David Doherty 0417-288 545 Principal Margo Taggart 0427-167 282 Principal

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.

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