

**3 Florida Street, Tamworth, NSW 2340**

**Sold House**

Monday, 14 August 2023

3 Florida Street, Tamworth, NSW 2340

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 709 m2**

**Type: House**



Margo Taggart  
0267666122



David Doherty  
0267666122

**\$320,000**

This 2 bedroom aluminium clad home is just a hop, skip and a jump to schools, shops and Tamworth's vibrant CBD. A picturesque park is directly opposite adding to the street ambience. Call it home or continue as an investment. The current tenant has been living happily for years and would be happy to stay and pay. The current weekly rent is \$270 and there would be room for a weekly rent review or move in and enjoy it as your own. Fast Facts:

- 2 Bedrooms – 1 with a built-in robe
- Lovely high ceilings and floating floors are a classic combo.
- Excellent condition both inside and outside.
- Mantel piece in lounge with a boarded fireplace behind.
- Lovely modern kitchen with electric appliances.
- Modern all in one bathroom.
- Plenty of room for family and pets with its fenced rear yard.
- Gas hot water.
- Single carport.
- Possible 2 Lot Strata development if cleared.
- Title description is - Lot 7/A in Deposited Plan 22316 (709 Sqr Mtrs). Council rates are approx. \$2,738 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.

#firstnationalrealestate #fnre #tamworthnsw #tamworth #bestagentintamworth  
#sellmyhomeintamworth #firstnationalrealestatetamworthgooglereview#whotocallwhensellingintamworth  
#margoTaggart #daviddoherty #brookephillis #bestreviewsintamworth #mostprofessionalagentintamworth  
#sellingintamworth #soldintamworth #tamworth #realestate #tamworthrealestate #firstnationaltamworth  
#firstnationalrealestatetamworth #forsaleintamworth #realestateforsaleintamworth #realestatesoldintamworth  
#tamworthrealestateagents #sellmyhomeintamworth #findagenttosellmyhomeintamworth #soldintamworth