

**35 Jean Street, Tamworth, NSW 2340**



**Sold House**

Wednesday, 14 February 2024

35 Jean Street, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 779 m2**

**Type: House**



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**\$440,000**

First-time homebuyers, your search ends here. Presenting a delightful 3-bedroom, 1-bathroom residence that provides a terrific entry into the property market. Each of the generously proportioned bedrooms boasts new carpet and equipped with built-ins, ensuring ample storage and comfort. The heart of this home, the kitchen, is fitted with modern conveniences including dishwasher and electric oven with cooktop, catering to all your culinary needs. The open plan layout of the kitchen, living and dining gives you space to entertain. The bathroom is not only well-maintained but also presents a fantastic opportunity for enhancements, adding significant value to the property. For year-round comfort, the home is equipped with gas points and reverse cycle split system air conditioning, ensuring an ideal living environment regardless of the season. Additionally, a single carport offers convenient and secure off-street parking. The property also features a one-bedroom studio in the backyard, providing excellent flexibility for guest accommodation or as a dedicated space for hobbies, away from the main living areas. This home not only offers comfort and convenience but also tremendous potential for personalization and value addition, making it an ideal choice for those stepping into the housing market. - 3 bedrooms with robes - Reverse cycle split system air conditioning - Terrific potential for added value - 1 bedroom studio at rear of property - Expected rent return of \$440 - \$460 p/w - Land size 779m<sup>2</sup> and council rates approx. \$2,980 p/a\* This information has been prepared to assist solely in the marketing of this property. Whilst all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.