

**351 Armidale Road, Tamworth, NSW 2340**



**House For Sale**

Friday, 3 May 2024

351 Armidale Road, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 588 m2**

**Type: House**



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**\$449,000**

Nestled discreetly behind an established hedge, this charming federation home of double brick construction presents an enticing canvas for potential enhancement and investment. Inside, high ceilings and gleaming floorboards harmonize with the modernized kitchen and stylishly updated bathroom. The bedrooms offer ample comfort, with two boasting built-in robes for added convenience. A generously sized living area beckons relaxation, complete with a gas point for cooler times of the year. Step outside to discover a delightful outdoor entertaining space overlooking the low maintenance yard and shedding with rear yard entry, accessible via Hayne Street. Situated approximately 650 meters from East Point Shopping Centre and in close proximity to the CBD and parks, this property appeals to a diverse range of buyers, from first-time homeowners to seasoned renovators and astute investors alike.- Federation double brick home with high ceilings, polished floorboards & carpet- Very low maintenance inside & out with scope to enhance- Updated yet modest kitchen and stylish bathroom combined laundry- Comfortable bedrooms, two with built-in robes & ceiling fans- Spacious living room with gas point and ceiling fan creates a relaxing space- Front verandah overlooks private front yard with established hedge- Outdoor entertaining ideal for BBQ's and easy care rear yard- Single garage and carport plus gated access to rear yard for vehicle/caravan access - Conveniently located to CBD with side yard access via Hayne Street