

**38 Coorigil Street, Tamworth, NSW 2340**

**Professionals**

**Block Of Units For Sale**

Tuesday, 30 April 2024

38 Coorigil Street, Tamworth, NSW 2340

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 14 m2**

**Type: Block Of Units**



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## Contact Agent

Welcome to Unit 1&2/38 Coorigil Street Hillvue! Positioned in the highly sought-after suburb of Hillvue, these spacious and well-maintained units offer a comfortable and convenient lifestyle for tenants and a genuine return for the new owners. With one 3 bedroom & 2 bathroom unit adjoining a 1 bedrooms and 1 bathroom unit, there is plenty of variety to ensure the right tenants are catered for, for singles to a whole family. In the 3 bedroom unit, there is a good sized master bedroom and main bathroom, with a second bathroom for the family or guests, ensuring privacy and convenience. The property also boasts two single garages servicing each unit, providing ample space for parking and storage. Each unit offers a generous land area for outdoor activities. This property has been well-maintained and is ready for its new owners to capitalise on the return or move in and make it their own. Constructed in 1990, the building area spans 136 sqm and is situated on an 847 sqm block. Sitting on its own title, the property presents a great opportunity for the buyer to add value through cosmetic renovation, potential future development, or strata titling (STCA). The current return is \$34,060 PA and the council rates are approximately \$2456 PA. The price guide for this property will be supplied upon request, ensuring that it is competitively priced in the market. Some of the standout features of this property include ducted reverse cycle cooling and heating, ensuring year-round comfort for its occupants. The remote garage allows for easy access and convenience. Externally, the property is fully fenced at the rear, providing security and privacy. The outdoor entertaining areas are perfect for hosting family and friends, creating lasting memories. Don't miss out on the opportunity to own this fantastic property in Hillvue. Contact us today to arrange a viewing and make this house your dream home or investment. Inspections By Appointment