

**4 Sherborne Street, Tamworth, NSW 2340**



**House For Sale**

Friday, 9 February 2024

4 Sherborne Street, Tamworth, NSW 2340

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 606 m2**

**Type: House**



David Doherty  
0417288545



Margo Taggart  
0427167282

## PICTURE PERFECT - \$735,000

Built in 2017, this instantly attractive 4 bedrooms, 2 bathrooms family home offers excellent presentation inside and outside, together with single level living with no stairs or steps. The gardens are established with all the hard work done, and you get a bushland view over the back fence for added privacy. The home is light, bright, fresh and airy, with a relaxed welcome from the moment you enter. Fast Facts:

- 4 Bedrooms or 3 bedrooms with a home office option.
- Ensuite bathroom and walk in room to main bedroom.
- All in one family bathroom.
- Lovely outdoor entertaining area is under the main roof.
- Gas cook tops with electric oven.
- Single panel lift garage door with internal access.
- Off street vehicle access to the rear yard.
- Gas hot water, gas heating with ducted evaporative cooling.
- Weekly expected rent in the \$490 to \$520 or more.

Title description is - Lot 99 in Deposited Plan 1225936 (approx. 606 Sqr Mtrs). Council rates are approx. \$2,740 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

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