

48 Kathleen Street, Tamworth, NSW 2340



House For Sale

Thursday, 4 April 2024

48 Kathleen Street, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 550 m2

Type: House



Tania Clare

0267661214

\$459,000

Welcome to your dream home, where every detail has been meticulously attended to. Step inside and experience the epitome of modern living in this completely renovated four-bedroom home. As you enter, you are greeted by the scent of freshly painted walls giving new life to the interior and exterior of the property. The inviting warmth of the brand-new tiles in the living area and luxurious carpet flooring in the bedrooms provides a fresh, clean look whilst also improving functionality and comfort. The heart of the home has been transformed with a stylish kitchen update, boasting sleek cabinetry and modern countertops creating the perfect space for culinary adventures. With four spacious bedrooms, there's room for the whole family to unwind and recharge in comfort. Each room offers ample space and natural light, providing a serene sanctuary for restful nights. The main bedroom features a spacious walk-in robe, offering ample storage and organisation space for your wardrobe essentials. Experience the epitome of versatility with the open-plan living and dining area seamlessly integrated into a rear sunroom or study area, offering multifunctional spaces designed to adapt to your lifestyle needs, whether it's relaxation, entertainment, or focused productivity. Step into the updated and modernised bathroom, meticulously crafted for everyday comfort and contemporary design, where every detail has been thoughtfully considered to create a tranquil oasis for relaxation and rejuvenation. Discover the ultimate outdoor retreat in the fully enclosed and low-maintenance rear yard, where privacy meets convenience. Unwind and entertain in style on the full-length outdoor entertaining area, perfect for alfresco dining and gatherings. Enjoy the convenience of vehicle accommodation with a single carport, providing shelter for your car, along with off-street parking, ensuring hassle-free accessibility and ample space for all your parking needs. Stay comfortable in every season with the added luxury of a split-system air conditioning unit, delivering optimal climate control throughout the year, so you can enjoy year-round comfort and relaxation. Maximise your investment potential with this property, boasting a lucrative potential rent return ranging from \$420.00 to \$430.00 per week, offering an excellent opportunity for steady rental income in a sought-after location. With the hard work already completed, seize the opportunity to secure a property in a red-hot price range, where renovations are fully executed, offering you the chance to own a turnkey home ready for immediate enjoyment. Contact Tania Clare the selling agent today to schedule your exclusive viewing and take the first step toward making this home your own.

- Four bedrooms, renovated home
- Completely repainted inside and out
- New tiled and carpeted flooring
- Updated kitchen and bathroom
- Split-system reverse-cycle air conditioning unit
- Open-plan lounge and dining area, rear sunroom area
- Single carport, off-street parking
- Full length rear entertaining area, fully-enclosed rear yard
- Land size: 550m² & Rates approx. \$2,650 per annum*

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.