

**48 Rawson Avenue, Tamworth, NSW 2340**



**Sold Duplex/Semi-detached**

Wednesday, 8 November 2023

48 Rawson Avenue, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 472 m2**

**Type:**

**Duplex/Semi-detached**



David Doherty  
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0427167282

**\$372,500**

First National Real Estate are excited to offer this lovely home to market. When location counts and position matters, this period semi-detached brick beauty offers you the chance to buy an enviable piece of Tamworth's history in the most searched suburb. Vacant for the purpose of selling and comes with a world of opportunity where you can unleash your renovation and restoration inners on this instantly street-smart classic home. High ceilings, timber floorboards, its own verandah, fire places, leafy back yard and your own canary palm that is in keeping with the era lift the enhancement of this exciting purchase. With a hop, skip and a jump to our vibrant CBD & Peel Street, a choice of schooling options and the prestigious Anzac Park. Our clients have invested in pre-sale building & pest reports to assist your decision making. Fast Facts: • Torrens Title - Lot A in Deposited Plan 103839 (472 Sqr Mtrs). • Combined bathroom / laundry with separate toilet. • Carport with drive through off street vehicle access to rear yard. • Older shedding gives added storage. • Expected weekly rent of approx. \$380 or more. Council rates are approx. \$2,663.43 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 Disclaimer: We have not verified whether or not that the information in this advertisement is accurate and we do not have any belief one way or the other of its accuracy. All purchasers must rely completely upon their own inquiries before purchasing. Kamilaroi Country - First National Real Estate Tamworth proudly acknowledges the Kamilaroi people as the Traditional Custodians of the land we live & work, and their continued connection to land, water and culture. We offer our respects to Elders past, present. First National Real Estate Tamworth is Tamworth furnished accommodation; strata management agents in Tamworth; residential sales in Tamworth; property management agents in Tamworth; rural sales agents in Tamworth; and licensed auctioneers. #firstnationalrealestate #fnre #tamworthnsw #tamworth #bestagentintamworth #sellmyhomeintamworth #firstnationalrealestatetamworthgoogleireview #whotocallwhensellingintamworth #margoTaggart #daviddoherty #brookephillis #bestreviewsintamworth #mostprofessionalagentintamworth #sellingintamworth #soldintamworth #tamworth #realestate #tamworthrealestate #firstnationaltamworth #firstnationalrealestatetamworth #forsaleintamworth #realestateforsaleintamworth #realestatesoldintamworth #tamworthrealestateagents #sellmyhomeintamworth #findagenttosellmyhomeintamworth #soldintamworth