

**5/49 Rawson Avenue, Tamworth, NSW 2340**



**Unit For Sale**

Saturday, 18 November 2023

5/49 Rawson Avenue, Tamworth, NSW 2340

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1008 m2**

**Type: Unit**



Margo Taggart  
0427167282



David Doherty  
0417288545

## Buyer Range \$365,000 - \$385,000

This exciting 2-bedroom brick unit enjoys an elevated outlook over the city and is just a hop skip and jump from our vibrant CBD. Perfectly positioned together with easy walking distance to your choice of numerous schooling options, Tamworth's premier Anzac Park, all with a secluded and quiet off-street location. The unit is upstairs, single level living with a downstairs gated front welcome entrance. This unit is turnkey ready for home buyers or investors with an eye for detail positioning themselves into the future. Fast Facts: • 2 Bedrooms – 1 with a built-in robe. • An entertainers 7 x 4.8 mtr open aired courtyard has stunning views of the hills and adds unique vibe to enjoy as extra living space • Open plan living area. • Modern bathroom, kitchen & laundry. • Single vehicle carport space with storage cupboard. • There are 5 units in this strata scheme. • Expected weekly rent in the \$350 vicinity. • Title description is - Lot 5 in Strata Plan 14033 (1,008 Sqr Mtrs). 6 Monthly Strata Costs: Administration \$969 Capital Works contributions \$544 Council rates are approx. \$2,100 per year 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. First national real estate f nre Tamworth nsw tamworth best agent in Tamworth sell my home in tamworth firstnationalrealestatetamworthgooglereview whotocallwhensellingintamworth margoTaggart daviddoherty bestreviewsintamworth mostprofessionalagentintamworth sellingintamworth soldintamworth tamworth realestate tamworthrealestate firstnationaltamworth firstnationalrealestatetamworth forsaleintamworth realestateforsaleintamworth realestatesoldintamworth bestagenttouseintamworth tamworthrealestateagents sellmyhomeintamworth findagenttosellmyhomeintamworth soldintamworth