

58 Kathleen Street, Tamworth, NSW 2340



House For Sale

Thursday, 13 June 2024

58 Kathleen Street, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 581 m2

Type: House



Tania Clare

0267661214

\$395,000

We are thrilled to introduce an exciting new property to the market, presenting an exceptional opportunity for first-time home buyers and astute investors. 58 Kathleen Street, Tamworth, offers a perfect blend of comfort and potential, all within an attractive price range that is increasingly hard to find. This charming residence boasts three spacious bedrooms, each featuring built-in wardrobes for ample storage. The brand-new carpet throughout all the bedrooms adds a touch of luxury and comfort to these inviting spaces. The newly polished floorboards throughout the spacious lounge room add a touch of elegance and sophistication. Similarly, the separate dining room benefits from these gleaming floors, creating a seamless and stylish flow between the two areas. The kitchen has been thoughtfully updated over the years, featuring timber cupboards and laminate bench tops that complement the electric stove top and wall oven. This space remains roomy and functional, offering a practical layout for everyday cooking and meal preparation. The property includes a fully enclosed, spacious rear sunroom, providing an ideal second living area or a cozy nook for relaxation. This versatile space allows you to enjoy the natural light and views of the rear yard. The bathroom retains its original charm and functionality, featuring both a shower and a bath to accommodate all your needs. For added convenience, a separate toilet is situated nearby, enhancing the home's practicality. The home is equipped with evaporative air conditioning for efficient cooling during the warmer months. For heating, it offers a beautiful gas fire and gas points, ensuring year-round comfort and cosiness. The property boasts a fully-enclosed yard with convenient side street access to the detached shed. Additionally, it features a water tank and a low-maintenance garden, perfect for those seeking an easy-care outdoor space. With a potential rent return of \$420 per week, this property offers a fantastic 6% yield, making it an excellent investment opportunity. The strong rental income potential clearly signals an investment alert for savvy buyers looking to expand their portfolio. It also presents a rare opportunity for first-time home buyers, offering an entry point into the market at a price that is as rare as hen's teeth. This unique combination of affordability and potential makes this property an ideal choice for those looking to secure their first home. Located within close proximity to schools, a shopping centre, and West Tamworth Leagues Club, this property offers unparalleled convenience. The prime position ensures all essential amenities and entertainment options are just a short distance away. This home ticks all the boxes and is sure to be snapped up quickly. Do not delay-make your enquiry today to secure this exceptional opportunity.

- Three bedrooms with built-ins and new carpet
- Separate lounge and dining area with newly polished floorboards
- Modern, spacious kitchen with electric stove and oven
- Evaporative air conditioning, gas points and gas fire
- Family bathroom with shower, bath, and separate toilet
- Fully-enclosed sunroom overlooking the rear yard
- Detached shed, fully-enclosed, low maintenance yard
- Potential rent return \$420 p/w
- Land size 581m², Rates approx. \$2,700 p/a*

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.