

6 Power Street, Tamworth, NSW 2340



House For Sale

Wednesday, 17 April 2024

6 Power Street, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 556 m2

Type: House



Tania Clare
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Alicia Sekel
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\$389,000

Whether you're a first-time buyer eager to step onto the property ladder or an astute investor seeking a lucrative addition to your portfolio, this charming three-bedroom, one-bathroom home in West Tamworth presents an irresistible opportunity. The lounge area is spacious and thoughtfully designed to accommodate relaxation and gatherings alike. With a convenient gas point for heating and evaporative air conditioning throughout, consistent climate comfort is ensured. Convenience meets functionality in the tiled meals area adjacent to the kitchen, offering a seamless dining experience for everyday living. The tiled flooring not only enhances aesthetics but also simplifies maintenance, ensuring a hassle-free environment for mealtimes and casual gatherings. The modern kitchen features laminate benchtops, an electric stove and oven, and ample pantry space, ensuring both style and functionality for your culinary endeavours. Enjoy the convenience of contemporary design combined with practical amenities for effortless cooking and storage solutions. This property offers three spacious bedrooms, providing ample room for relaxation and privacy for you and your family. Experience the charm of the original yet impeccably kept bathroom, complete with a separate toilet for added convenience. This property offers a single lock-up garage with drive through access to the rear yard for convenient car accommodation, along with a fully-enclosed rear yard providing privacy and security for outdoor activities. The grounds and gardens of this property are meticulously maintained by the tenants, ensuring a picturesque and welcoming outdoor space for enjoyment and relaxation. Currently tenanted with a lease in place until 3/10/2025, this property yields \$380 per week in rental income, set to increase to \$395 per week as of 13/12/2024, offering a lucrative investment opportunity. This property, cared for by long-term tenants who treat the home as their own, offers a prime investment opportunity for discerning investors seeking stability and peace of mind. Contact Tania Clare, the selling agent, to schedule your viewing and discover the potential of this remarkable property first hand.

- Three bedrooms the main with built-in wardrobes
- Spacious lounge area and separate meals area
- Modern kitchen, laminate benchtops, electric stove and oven
- Single lock-up garage with drive through access to the rear yard
- Evaporative air conditioning and gas point
- Currently tenanted until 3/10/2025
- Current rental \$380/week to increase to \$395/week from 13/12/24
- Land size 556m² Rates approx. \$2,600 p/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.