

# 6 Taminga Road, Cliftleigh, NSW 2321

## House For Sale

Friday, 3 May 2024



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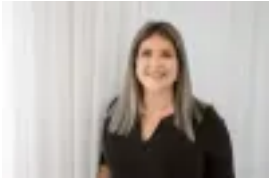
**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 544 m2**

**Type: House**



Alana Barker  
0249341901



Sophie Abela  
0249341901

## PROPERTY PREVIEW

Unlock an exceptional investment opportunity nestled in the heart of Cliftleigh. This dual key property, erected in 2019, presents a unique prospect for astute investors to secure prime real estate. Key Features: \* Experience modern comfort with reverse cycle split system air-conditioning. \* Indulge in the convenience of a fully equipped kitchen featuring a gas cooktop, electric oven, and dishwasher. \* Enjoy ample storage with built-in robes in all bedrooms. \* Revel in the blend of tiled living areas and plush carpeted bedrooms. \* Convenience meets functionality with a separate laundry in Residence 1 and Residence 2. \* Secure your vehicles with a spacious 2-car garage providing internal access (exclusive to Residence 1). \* Experience privacy and security with fully fenced backyards for each residence. Ideal Location: \* Just a 5-minute drive to Gillieston Heights Shops, offering convenience at your doorstep. \* Explore Wine Country within a 25-minute drive. \* Conveniently located only 10 minutes from Maitland CBD. \* Access Stockland Green Hills in just 20 minutes. \* Commute to Newcastle CBD in approximately 45 minutes. Why Invest: With stable tenancies, an enticing annual income, and a coveted location, this offering presents an enticing opportunity for discerning investors. Residence 1: 4 bedrooms | 2 bathrooms | 2-car garage Currently leased for \$570.00 per week Tenant agreement in place until April 2025 Residence 2: 2 bedrooms | 1 bathroom | No parking Currently leased for \$390.00 per week Tenant agreement in place until October 2024 Seize the moment and capitalise on this rare chance to own a dual key property in Cliftleigh!