

**7/44 North Street, North Tamworth, NSW 2340**



**Apartment For Sale**

Tuesday, 12 March 2024

7/44 North Street, North Tamworth, NSW 2340

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Stuart Southwell  
0488923988

## Auction Guide - \$320,000- \$360,000

Auction Location: Online Timed Auction Delivering easy, low maintenance living within sought-after North Tamworth, this two-bedroom unit creates an unmissable opportunity for first home buyers, downsizers and investors. Using high vaulted ceilings to create a gorgeous feeling of space, the unit reveals a carefully considered layout that is practical, comfortable and inviting. Overlooked by a modern, renovated kitchen, the lovely open-plan offers heaps of space to relax, spilling out easily onto a private alfresco area that entertainers will adore. Feeling similarly spacious, both bedrooms feature vaulted ceilings, while the tidy bathroom, additional WC and separate laundry create further functionality. Completing the package, covered parking is provided for one car, alongside access to a brand-new magnesium pool.- Lovely unit set back from the road within a small complex, at the end of a quiet cul-de-sac- High vaulted ceilings and neutral tones make practical layout feel all the more spacious and inviting- Open-plan living space enhanced by clerestory windows, which let in beautiful natural light- Recently renovated kitchen boasts stylish backsplash, quality cabinetry and modern stainless-steel appliances- Fully fenced courtyard provides private dining and relaxation, while remaining wonderfully easy to care for- Master also offers access to courtyard, as well as superb storage in to-the-ceiling built-in robes- Second bedroom is generous in size, located close to smartly presented main bathroom- Bathroom features walk-in shower and WC, with additional WC and separate laundry in hall- Split-system AC in living assists in keeping unit comfortable, aided by ceiling fans- Covered parking for one car in complex, plus access to brand-new magnesium pool While it may feel peaceful and private in its setting, the unit is convenient to everything within North Tamworth. It's a short stroll to a nearby coffee shop and the local bowling club, while essentials such as Tamworth Hospital and Northgate Shopping Centre are mere moments from the front door. Meanwhile, central Tamworth's incredible selection of eateries and entertainment can be reached in just five minutes by car! Council Rates \$2,084 PA Rental Appraisal \$380 - \$420 per week Strata Contributions \$2,988 PA (admin/sinking funds) (This includes full maintenance of pool, building insurance, admin fund and capital works fund) Property Currently leased to Nov 2024 at \$380 per week. Online Timed Auction closing 11am on the 11th April 2024. <https://buy.realtair.com/properties/124910> Offers highly considered prior.