

**79 Evans Street, Tamworth, NSW 2340**



**Sold House**

Friday, 18 August 2023

79 Evans Street, Tamworth, NSW 2340

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**

**\$425,000**

Introducing a fantastic family home situated in the delightful suburb of Westdale. This low maintenance residence boasts four bedrooms and is perfect for accommodating a growing family. With its attractive brick veneer and concrete tile roof, the house stands proudly on a corner block, offering ample space with its generous enclosed backyard. Step inside and discover an inviting living, dining, and kitchen area, designed to foster togetherness and create memorable family moments. The property is equipped with modern amenities, including a separate shower and bath for added convenience. Stay cool during the summer months with the refreshing evaporative cooling system and warm in the winter with LPG gas point. One of the highlights of this location is the family-oriented community of Westdale, which provides a range of amenities right at your doorstep. Take advantage of the nearby Summer IGA Superette, post office and butcher. Additionally, the esteemed Westdale Primary School ensures that quality education is easily accessible. Furthermore, this property offers excellent investment potential with an existing tenancy in place as well as its proximity to the airport and the rapidly expanding industrial area making it an incredibly desirable choice for savvy investors. -Single lock up garage with passage doorway at the rear -Great size back yard that child and pet friendly with colorbond fencing -Open-plan lounge and dining room with gas point -Vacant and ready to move in now