

8 Drakeford Street, Tamworth, NSW 2340



House For Sale

Tuesday, 26 March 2024

8 Drakeford Street, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Tania Clare

0267661214

\$520,000

Discover the perfect blend of comfort, style and convenience with this modern four-bedroom gem. Located in the popular suburb of Westdale this property is enveloped by modern homes in the surrounding neighbourhood. Four good-sized bedrooms await, the main featuring a walk-in robe and ensuite. Ceiling fans in all bedrooms and built-in wardrobes in the remaining three ensure year-round comfort. The living spaces offer a separate family or media room providing flexibility for your family's needs. The spacious tiled, light filled family and dining room off the kitchen are perfect for family and friends to gather and have a split system air conditioning unit providing you year-round comfort. The kitchen will allow you to experience the joy of cooking with a modern galley-style layout. There is ample benchtop space, a gas cooktop, an electric oven and plenty of cupboard storage. It is the heart of the home and is designed for both functionality and style. The laundry is internal with yard access which adds to the convenience of daily living. The family bathroom embodies modern style and features a sleek shower, relaxing bath and stylish vanity. Every element has been carefully chosen to create a space where you can unwind and refresh. Your car will be safe and secure in the double remote lock-up garage with internal access to the home. Enjoy the ease of a low-maintenance, spacious fully enclosed yard with a rear outdoor entertaining area. It is the perfect spot for a weekend BBQ or a quiet evening under the stars. Currently tenanted with the lease expiring 18/12/2024 and currently returning \$400.00 per week. The rent is to increase to \$420.00 per week as of the 25/04/24. This presents a fantastic investment opportunity. Whether you have questions, need more details or wish to arrange a convenient time to see this property contact Tania Clare the selling agent to arrange your private viewing.

- Four-bedrooms, main with walk-in robe and ensuite
- Ceiling fans in all bedrooms
- Separate media or formal lounge room
- Spacious tiled living and dining area
- Galley style kitchen with gas cooktop, electric oven and dishwasher
- Family bathroom with shower, bath, vanity - toilet is separate
- Double remote lock-up garage with internal access
- Split system air conditioning unit
- Outdoor entertaining area overlooking the rear enclosed yard
- Currently tenanted, lease expires December 2024, \$400p/w rent to increase to \$420 p/w as of the 25/4/24
- Land size 600m²

Rates approx. \$2,750 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.