

**81 Susanne Street, Tamworth, NSW 2340**



**House For Sale**

Wednesday, 12 June 2024

81 Susanne Street, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



George Powell

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**\$419,000**

Discover the potential of 81 Susanne St, Tamworth, a versatile property perfect for both investors and first-time home buyers. This property boasts three spacious bedrooms, each designed to offer ample space and comfort, making them perfect retreats for all occupants. The functional bathroom is well-appointed to meet the needs of a busy household, ensuring convenience and practicality. The kitchen is well-equipped with ample storage and a gas cooktop, and convenient direct access to the laundry. The kitchen also flows onto the large, under-cover back deck perfect for entertaining guests or enjoying outdoor meals. The spacious open-plan living and dining area provides a warm and inviting space for relaxation and entertainment. Polished timber floorboards throughout the home, ensure low maintenance and long-lasting appeal. The fully fenced backyard offers privacy and security, complete with a garden shed for additional storage. Strategically located close to local schools and shopping areas, this property ensures convenience for residents, making it a highly attractive rental or first home option.

**Investment Highlights:**

- Three well-sized bedrooms
- Large, under-cover back deck
- Floorboards throughout
- Currently rented for \$380/week and in lease until 17/04/2025
- Land size 708m<sup>2</sup> and council rates approx. \$2,600 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.