

# 88 Marathon Street, Tamworth, NSW 2340

## Duplex/Semi-detached For Sale

Saturday, 27 April 2024

88 Marathon Street, Tamworth, NSW 2340

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 661 m<sup>2</sup>

Type:

Duplex/Semi-detached



Rebecca CreightonClarke

0267637000

**\$655,000**

Perfect investment opportunity with this modern duplex. The floor plan offering two distinct units; one with two bedrooms and one bathroom, and the other a spacious three-bedroom, two-bathroom home, providing versatility for investors or multi-generational living. Each unit features contemporary aesthetics and thoughtful layouts that maximise space and comfort. Bedrooms across both units are well-appointed with built-in robes for ample storage, while the main bedroom in the four-bedroom unit boasts a private ensuite, adding an extra layer of convenience and luxury. Both units are open plan in design, each with a modern kitchen featuring a dishwasher and gas cooktop. Flowing from the living spaces each unit has a charming alfresco space that offers a quaint area for relaxation or entertaining guests. Both units have their own single garage, providing secure lock up car accommodation. Whether you're looking to invest or accommodate extended family, this quality low maintenance home is perfect. Located in Westdale, walking distance to schools, daycare, shops and within proximity to the CBD of Tamworth. - Modern duplex featuring one 3-bedroom unit and one 2-bedroom unit - Reverse-cycle split-system air conditioning in both units - Torrens title - Unit 1 rental currently in a periodic lease at \$380 per week - Unit 2 currently rented for \$350/week and in lease until 18/12/2024 - Land size 661m<sup>2</sup> and council rates approx. \$3168 p/a Call Rebecca Creighton-Clarke directly for more information 0448 938 943. \*Property virtually staged for advertising purposes.