

9 Hyman Street, Tamworth, NSW 2340

Sold House

Tuesday, 15 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Margo Taggart
0267666122



David Doherty
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\$590,000

This beautifully presented classic 1960's era family home has high ceilings, polished timber floorboards, wide hallway and feels like home the moment you walk inside. Outstanding location in high North Tamworth in very close proximity to both Tamworth hospitals, the TAFE College, your choice of primary & secondary schooling options, and our vibrant CBD. Currently let @ \$470 per week or available with vacant possession for home buyers. Fast Facts:

- 3 Bedrooms all with built in robes.
- Home studio or home office or study off the main bedroom.
- Choice of 2 large covering entertaining areas front and rear.
- Beautifully renovated all in one bathroom with 2nd toilet incorporated in laundry.
- Modern kitchen space with island bench, gas cook tops, 900mm oven, soft close cupboards.
- Well established gardens give a private & leafy yard setting ideal for coming summer months.
- Ducted evaporative cooling and wall mounted split system for comfort options.
- Single carport with vehicle access to single garage/workshop.
- Workshop has 3 phase power connect to single garage.
- 2 X 4,500 Ltr rain water tanks with pressure pump and optional water filtration system to home is connected for fresh water drinking.
- Secure rear yard for pets and family.

Title description is - Lot 1 in Deposited Plan 432260 (613 Sqr Mtr Block). Council rates are approx. \$3,300 per year Council water rates are user pay depending on usage. Contact: David Doherty 0417-288 545 Principal Margo Taggart 0427-167 282 Principal First National Real Estate Tamworth (02) 67666122

Disclaimer: We have not verified whether or not that the information in this advertisement is accurate and we do not have any belief one way or the other of its accuracy. All purchasers must rely completely upon their own inquiries before purchasing.

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