

# 93 Manilla Road, Tamworth, NSW 2340

## Sold House

Friday, 25 August 2023

93 Manilla Road, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 608 m2

Type: House



David Doherty  
0267666122



Margo Taggart  
0267666122

**\$405,000**

Calling all home buyers and investors alike – This property is equally appealing and ticks all the boxes for those wanting to get off the rental treadmill and enter the property market, or a savvy investor wanting to add a solid rental investment to their portfolio. Presenting an exciting established family home with instant street appeal and taking advantage of being ideally situated to local schools & amenities. The whole family is accommodated - three bedrooms, two separate living areas and a fully fenced rear yard within a private setting. The kitchen, set in the heart of the home, features a large breakfast bar and is ideal proximity to the spacious open plan living areas. Facts at a glance: 3 Bedrooms - all with built in robes Convenient 3-Way bathroom w/separate toilet Open and roomy living areas Contemporary central kitchen with electric appliances Stunning polished timber floorboards Year-round comfort - Fully ducted & zoned Daikin reverse cycle air-conditioning Back-to-base Home Security System Fully fenced family/pet friendly rear yard Established, easy-care gardens Single drive-through garage Expected weekly rent \$400 - \$420 per week Get in quick! - Call First National Real Estate Tamworth on (02) 67666122 to arrange your inspection. Block details - Lot 66 in Deposited Plan 250241 (608 Sq Mtrs) Council rates approx. \$2,600 pa Council water rates are user pay and billed on usage 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. Kamilaroi Country - First National Real Estate Tamworth proudly acknowledges the Kamilaroi people as the Traditional Custodians of the land we live & work, and their continued connection to land, water and culture. We offer our respects to Elders past, present. First National Real Estate Tamworth is Tamworth furnished accommodation; strata management agents in Tamworth; residential sales in Tamworth; property management agents in Tamworth; rural sales agents in Tamworth; and licensed auctioneers. #firstnationalrealestate #fnre #tamworthnsw #tamworth #bestagentintamworth #sellmyhomeintamworth #firstnationalrealestatetamworthgoogleireview#whotocallwhensellingintamworth #margoTaggart #daviddoherty #brookephillis #bestreviewsintamworth #mostprofessionalagentintamworth #sellingintamworth #soldintamworth #tamworth #realestate #tamworthrealestate #firstnationaltamworth #firstnationalrealestatetamworth #forsaleintamworth #realestateforsaleintamworth #realestatesoldintamworth #tamworthrealestateagents #sellmyhomeintamworth #findagenttosellmyhomeintamworth #soldintamworth