

**94 North Street, Tamworth, NSW 2340**



**Duplex/Semi-detached For Sale**

Monday, 11 December 2023

94 North Street, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 318 m2**

**Type:**

**Duplex/Semi-detached**



Tania Clare

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**\$499,000**

Presenting an exceptional opportunity in the heart of sought after North Tamworth is this quality designed three-bedroom duplex that exudes style and comfort. This is a rare find, ideal for those looking to expand their investment portfolio or simply enjoy the benefits of downsizing without compromising on quality. Investors will appreciate the excellent rental potential in this prime North Tamworth location. The property's design and finishes would also suit those seeking to downsize, this property offers the epitome of comfortable, low maintenance living. The moment you enter, you will immediately feel at ease. The entry hall seamlessly flows into the open plan lounge and dining room, creating a warm and inviting space for you to relax and entertain. Natural light fills the living area, creating an airy and bright atmosphere perfect for both everyday living and hosting gatherings with family and friends. The well-designed layout ensures each area serves its purpose beautifully. Whether you are relaxing on the sofa in the lounge area or enjoying a meal with family and friends in the designated dining space, you will appreciate the flow and functionality of the space. Prepare to be impressed as you step into the well-appointed kitchen. The rich timber cabinetry adds warmth and character to the space while providing ample storage to keep your kitchen organised and clutter-free. The generous laminate benchtops offer plenty of room for meal preparation, making it a joy to create delicious dishes. Whether you are an inspiring chef or simply love to cook, this kitchen has everything you need. A dedicated pantry ensures you have ample space to store groceries, kitchen essentials and more, keeping your kitchen organised and efficient. Cooking will be a breeze with the modern electric oven and cooktop making meal preparation a pleasure for you and your family. There are three spacious bedrooms, each designed with your comfort in mind. These rooms are not just bedrooms, they are personal sanctuaries where you can rest, relax, and recharge. Each bedroom comes equipped with built in wardrobes, providing ample space to keep your clothes and belongings neatly organised. The master bedroom takes luxury to the next level with its own ensuite, allowing you to enjoy the convenience and privacy of your own bathroom. Overlooking the front courtyard and equipped with a reverse cycle split system air conditioning unit no matter the season, you will always be comfortable. The importance of a well-designed family bathroom is taken care of and this property delivers on every front. The three-way layout divides the bathroom into distinct zones, offering ultimate convenience for your daily routines. In one section you will find a relaxing bath where you can unwind and soak away the stresses of the day. The adjacent shower area provides a quick and refreshing option for those busy mornings. The separate toilet ensures that multiple family members can use the facilities simultaneously, streamlining your morning and evening routines. As you step into the courtyard of this property, you will instantly feel a sense of privacy and relaxation. The paved area provides a perfect space for outdoor living, entertaining guests, or simply enjoying some fresh air. Surrounded by low-maintenance gardens, you will have the beauty of nature without the hassle of constant upkeep. Whether you are a green thumb or simply enjoy spending time outdoors this private courtyard is sure to become your favourite retreat. When it comes to your car accommodation, this property has you covered. The single lock-up garage provides a secure and convenient space to park your vehicle, keeping it safe from the elements and providing peace of mind. Duplexes of this calibre and quality are a true find, and they don't come along often. Whether you are looking for a comfortable family home or a savvy investment opportunity, this property ticks all the boxes. Do not miss out on this opportunity. Contact Partner Now Property to arrange your viewing and take the next step towards owning this exceptional property. - Three-bedroom duplex in sought after North Tamworth- Spacious open plan lounge and designated dining area- Quality timber kitchen with laminate benchtops, pantry, electric cooktop and oven- Main bedroom with ensuite- Family bathroom, three-way design for ultimate comfort and convenience- Spacious laundry- Single lock up garage for car accommodation- Private fully fenced paved courtyard- Sought after location of North Tamworth, close proximity to Tamworth Hospital, Bupa aged care, TAFE, Schools.- Land size 318m<sup>2</sup>. Rates approx. \$2,660 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.