

95 Hillvue Road, Tamworth, NSW 2340



House For Sale

Wednesday, 17 April 2024

95 Hillvue Road, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 689 m2

Type: House



Tania Clare

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Alicia Sekel

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\$479,000

Discover the perfect blend of comfort and convenience in this charming family home located in a prime location of Tamworth. Situated close to shops, schools, and all amenities, this property offers the ideal lifestyle for families and investors alike. This property presents an outstanding investment opportunity, with a tenant currently paying \$430 per week under a lease agreement in place until 5/12/24. Step inside to find three spacious bedrooms, including two with built-in wardrobes for added storage convenience. Floorboards grace the kitchen, dining, and living areas, lending a touch of sophistication, while plush carpeting in the bedrooms adds warmth and comfort to this inviting home. While the bathroom remains original, it is impeccably maintained and exudes a sense of tidiness, ensuring a clean and functional space for residents. The heart of the home is the spacious living area, offering a welcoming space for relaxation and entertainment. Enjoy year-round comfort with the convenience of split-system air conditioning, ensuring optimal temperature control and relaxation in every season. In addition to split-system air conditioning, the property offers the added benefit of evaporative cooling in the kitchen and bedroom areas, providing comprehensive climate control for ultimate comfort throughout the home. The spacious kitchen boasts laminate countertops, ample cupboard space, and modern electric stove and oven, creating a functional and inviting space for culinary endeavours and entertaining guests. Step outside to a fully enclosed backyard, providing privacy and security for outdoor activities and family gatherings. The expansive rear timber outdoor entertaining area is perfect for hosting gatherings or simply unwinding in the fresh air. Situated on a 689m² parcel of land there is ample of space for children and pets to play. Do not miss this opportunity to secure a home that offers both comfort and potential. Whether you're looking to make your first step onto the property ladder or expand your investment portfolio, this property ticks all the boxes. If you would like to inspect the property, please contact Tania Clare, the selling agent, to arrange a viewing. - Three bedrooms (2 with built-in wardrobes)-Original but functional main bathroom-Spacious living area with polished floorboards-Functional kitchen with dishwasher, electric oven + cooktop-Evaporative air conditioning throughout, split-system in lounge room-Fully enclosed backyard-Currently tenanted until December 2024 at \$430/week -Land size: 689m² Rates approx.. \$2,848 p/annum* 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.