

12 Rawson Avenue, Tamworth, NSW 2340



House For Sale

Wednesday, 19 June 2024

12 Rawson Avenue, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Tyson Rennie
0267661666

Auction

Offered for the first time in over half a century, this circa-1910 solid brick home is going under the hammer and must be sold! Privately tucked away on a tranquil tree-lined street in sought after North Tamworth, this picturesque neighbourhood is within walking distance to the vibrant CBD. Situated on a level 493m² (approx.) dual access block, this property is bursting with potential, a dream canvas for renovation enthusiasts looking to preserve its timeless allure. The spacious layout features an original timber kitchen, open plan living and dining area, a sunroom, three light filled bedrooms and study with a built-in desk. With charming features such as 12ft ceilings, decorative cornicing, a stained glass window, and timber panelled wall, this home offers endless possibilities for transformation and added value. Double brick construction ensures comfort all year round. The fully fenced backyard, complete with a shed and toilet, offers the convenience of access from the rear lane. This prime location makes for an astute investment with proximity to the proposed university and nearby the private hospital, schools, parklands, restaurants, cafes, and shops. Whether you're a first home buyer, family, a tradesperson, a builder, investor, or a seasoned renovator, 12 Rawson Avenue is the perfect opportunity to create a space that reflects your personal style and vision. Mark your calendars for the auction on 18/7/2024, as this is an unmissable chance to secure a piece of North Tamworth's history. The urgency is real, as the sale of this property is a priority to close a deceased estate. Don't delay, call Tyson today before it is gone! Additional features: ☑ Desirable location-walk to CBD ☑ Dual access off Victoria Lane ☑ Three sunlit bedrooms + study and sunroom ☑ North/ East backyard captures winter sun ☑ Spacious lounge room with ornate cornice ☑ Rendered double brick ☑ Proximity to schools, hospital, parklands ☑ Must be sold-deceased estate