

22 Hillvue Rd, South Tamworth, NSW, 2340



House For Sale

Tuesday, 24 September 2024

22 Hillvue Rd, South Tamworth, NSW, 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Tania Clare

0267661214

Potential Plus - Make It Yours

This substantial 1,113sqm block offers an exciting development opportunity with the added convenience of rear yard access, making it ideal for those seeking a property with untapped potential. Whether you're looking to expand your portfolio or enter the market with a smart first investment, this property is a standout for its scope and future promise.

Upon entering through the enclosed sunroom, you're greeted with a versatile space that could easily serve as a home office or an additional living area. From here, glass-panelled doors lead into a spacious lounge room complete with a cosy fireplace and split-system air conditioning. Timber floorboards throughout the original part of the home add charm and warmth, blending modern comfort with timeless appeal.

The home features three generously sized bedrooms, two with built-in wardrobes, while the third offers an adjacent room that could be transformed into a walk-in robe or a private study. The renovated bathroom includes a modern shower and toilet, with the added bonus of a second toilet in the internal laundry for extra convenience.

The timber kitchen, equipped with an electric cooktop and oven, overlooks the light-filled family room. This secondary living space, with its large glass doors providing a view of the backyard, is the perfect spot for tenants to relax. Another split-system air conditioner in the family room ensures comfort no matter the season.

The expansive backyard is designed for functionality and ease of use, featuring a paved alfresco area for outdoor entertaining, a lined shed off the single carport, and an additional garden shed for storage. Solar panels further enhance the property's appeal by offering energy efficiency. To arrange your viewing and secure your chance to own this property, do not let this rare opportunity pass you by - act now!

- Spacious lounge room with fireplace, and split-system air conditioning
- Three generous bedrooms, two with built-in wardrobes.
- Third bedroom with an adjoining room, perfect for conversion into a walk-in robe or study
- Timber floorboards throughout
- Renovated bathroom with shower and toilet, plus an additional toilet located in the internal laundry
- Timber kitchen with electric cooktop and oven
- Family room with split-system air conditioning
- Single carport, plus a detached lined shed and an additional garden shed for storage
- Paved alfresco area
- Rear yard access
- Solar panels
- Large 1,113m² block with rear yard access
- Council rates approx. \$3,230 p/a. Potential rent return \$440/week

* 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.