

24 Bourne Street, Tamworth, NSW, 2340



House For Sale

Wednesday, 4 September 2024

24 Bourne Street, Tamworth, NSW, 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

3-Bedroom Home with Strong Rental Potential

This three-bedroom home, located in West Tamworth, offers a practical combination of comfort and convenience, making it an excellent opportunity for both homeowners and investors alike.

The interior layout offers a combined living and dining area which leads into the functional kitchen, featuring refreshed benchtops and tile splashback. The main bedroom includes a built-in wardrobe, and the renovated family bathroom and internal laundry feature modern finishes.

A split-system in the living area provides year-round comfort while the polished timber floorboards throughout the home ensure the property is easy to maintain and provide a clean and contemporary look.

Outside, the property features an enclosed front and back yard, offering a secure space for children or pets. The single carport provides convenient parking, and the low-maintenance nature of the property makes it appealing to homeowners or to investors seeking a reliable return.

Key Features:

- Three bedrooms, main with built-in wardrobe
- Combined living and dining area
- Renovated family bathroom
- Functional kitchen with electric cooking and ample storage
- Single carport and enclosed front and back yard
- Split-system for year-round comfort
- Rental return of \$330 p/w
- Land size: 594m², Council rates approx. \$2,440 p/a

This property is a solid investment opportunity, offering modern amenities and strong rental potential.

* 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.