

31 Warren Street, Tamworth, NSW 2340



House For Sale

Tuesday, 2 July 2024

31 Warren Street, Tamworth, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 664 m2

Type: House



Stuart Southwell

0488923988

Auction - Guide \$440,000 - \$470,000

Auction Location: Online Timed Auction
A great place to raise a young family and a perfect match for lovers of outdoor pottering, this upgraded classic surprises at every turn. House-proud owners have created a true refuge here, with immaculate presentation on show indoors and out plus a landscaped native garden at the block's rear. Defined by its modernised appeal and functional layout, here is a home that asserts itself as a statement of enduring style and comfort. L-shaped living and dining areas are complemented by a high-gloss stone kitchen and three bedrooms supported by a spotless bathroom. Outdoor living is a daily reality with a large rear deck amplified by a clear backyard view, where a mature lawn, a shed and place to play and relax await. - Traditional façade with an attached drive-through carport leading to a single garage - Large-scale living room flows into a renovated kitchen and dining zone featuring modern new floorcoverings - Stone-surfaced kitchen boasting stainless steel appliances, incl. a dishwasher - Mirrored built-in robes are appointed to all three bedrooms - Freshly presented bathroom with bath and shower, plus a renovated laundry - Ducted air conditioning and a neutral colour scheme throughout - Positioned upon a manicured block with lovely yet easily maintained gardens
Living in this peaceful pocket means you can walk to shops and restaurants, offering the perfect balance between tranquility and convenience. You can relish the joy of residing within a neighbourly street while knowing that all lifestyle amenities are a stone's throw away, including St Edwards Primary School and Longyard Golf Course
Rates \$2,409.44 PA
Rental Estimate \$410 - \$450 per week
Online Timed Auction closing 1pm Thursday 25th July 2024
<https://buy.realtair.com/properties/135112>
Offers highly considered prior.