

54 Croydon Avenue, Tamworth, NSW 2340



House For Sale

Friday, 5 July 2024

54 Croydon Avenue, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 702 m2

Type: House



Tania Clare

0267661214

\$479,000

Discover the charm and comfort of this delightful 4-bedroom home, an ideal choice for first-time buyers or savvy investors. Located in a serene neighbourhood, this property combines classic appeal with practical features, providing a warm and inviting atmosphere. The thoughtful layout and ample amenities present a valuable opportunity for those seeking a cozy residence or a solid investment. The spacious kitchen, complete with plenty of storage and a cozy coffee nook, is perfect for culinary enthusiasts and everyday convenience. Separate living and dining rooms provide versatile spaces for relaxation and entertaining guests. The home boasts polished timber floorboards, adding a touch of elegance to the living spaces, while a split-system air conditioner in the lounge ensures a pleasant environment throughout. Each of the four bedrooms include generous built-in wardrobes while the main bedroom features a split-system air conditioner, ensuring year-round comfort. The main bathroom is well-appointed with both a shower and a bathtub, catering to all your needs. The property offers ample and convenient parking with a tandem carport next to the house and a detached double shed with an adjoining carport. The enclosed yard offers privacy and a tranquil setting, complemented by an outdoor entertaining area that overlooks the beautifully maintained yard. This property is a fantastic opportunity for those looking for a first home or a valuable investment. Key Features:- 4 bedrooms with built-in wardrobes- Split-system in lounge and main bedroom- Polished timber floorboards throughout- Separate living and dining rooms- Main bathroom with shower and bathtub- Spacious kitchen with ample storage and a coffee nook- Tandem carport next to the house- Detached double shed with adjoining carport- Enclosed yard with an outdoor entertaining area- Currently tenanted at \$410/week, rent to be increased to \$440/week as of the 18/7/24(lease expired)- Land size 702m². Council rates approx. \$2,800p/a* 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.