

**75 Manilla Road, Tamworth, NSW 2340**



**House For Sale**

Friday, 5 July 2024

75 Manilla Road, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



Maddy Hubbard  
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**\$509,000**

A prime investment opportunity in Oxley Vale this three-bedroom residence offers an exceptional opportunity for those looking to start or add to their portfolio. Three well-sized bedrooms, the main with a ceiling fan and built-in wardrobe, ensure space for the family. Enjoy the convenience of a fully renovated bathroom featuring contemporary fixtures and finishes, designed for both style and functionality. The heart of the home boasts a sleek, updated kitchen complete with an island bench, built-in oven, electric cooktop, and a dishwasher. This space is perfect for culinary enthusiasts and family gatherings. Experience the convenience of distinct living and dining areas, allowing for versatile use and easy entertaining. The living area is equipped with a split-system air conditioner, ensuring year-round comfort. The large sunroom offers additional living space, flooded with natural light and perfect for year-round enjoyment. Outside, you'll find a spacious backyard, ideal for outdoor activities and relaxation. Situated in a prime location, close to local amenities, schools, and parks, this home is perfect for those seeking all-round convenience. -<sup>2</sup>Three bedrooms, main with built-in robe and ceiling fan-<sup>2</sup>Updated bathroom and kitchen-<sup>2</sup>Large sunroom for additional living -<sup>2</sup>Land size 604m<sup>2</sup> and council rates \$2,700 p/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.