

# 2/32 Cobb and Co Circuit, Tamworth, NSW 2340



## Unit For Sale

Wednesday, 26 June 2024

2/32 Cobb and Co Circuit, Tamworth, NSW 2340

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



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**\$569,000**

Discover a peaceful and private lifestyle with this contemporary two-bedroom duplex, an ideal choice for those looking to downsize or start an investment portfolio. Situated in Hillvue, this home offers both privacy and convenience with a fully fenced backyard and an established, low-maintenance garden. Step inside to find a large, open-plan kitchen and living area, perfect for entertaining and relaxation. The modern and functional kitchen is equipped with an induction cooktop and built-in oven, an impressive kitchen bench, plenty of cupboard space, and room for a large fridge, catering to all your culinary needs. The main bedroom is a true retreat, featuring a walk-in robe and ensuite, while the second bedroom includes a built-in wardrobe, ensuring ample storage space. Additional comforts include reverse-cycle air conditioning for year-round comfort, a combined laundry, and seamless indoor-outdoor flow leading to a private alfresco area and spacious back yard. Parking is a breeze with a single lock-up garage with internal access and an additional external carport. This property is a perfect blend of comfort and convenience, offering a ready-to-enjoy home with all the essentials for modern living. Don't miss out on this excellent opportunity in a sought-after location.

- 2 bedrooms with built-in robes
- Large open-plan living
- Single lock-up garage and carport

Expected Rental Return \$430 - \$450 per week  
Council Rates approx. \$2,530 p/a and Strata Fees \$2,650 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.