



## 32 Tulipwood Crescent, TAMWORTH, NSW 2340

### MOVE IN READY

This stylish and low-maintenance duplex unit offers a fantastic opportunity for first home buyers, small families, couples, or savvy investors.

Featuring 3 spacious bedrooms, 2 modern bathrooms, and an automatic double garage, this property is designed for comfortable living with a contemporary edge. The open-plan layout is complemented by a reverse cycle split-system air conditioner, while the kitchen is equipped with quality modern appliances to make everyday living easy.

Enjoy privacy and security with colorbond fencing enclosing the side and rear yards, perfect for kids and pets. And to top it off, the home backs onto picturesque farmland, offering a serene rural backdrop to your day-to-day life.

#### Property Highlights:

- Modern build
- Reverse cycle split system for year-round comfort
- Contemporary kitchen with quality appliances

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Under Contract

**INTERNET ID:** L11649663

#### SALE DETAILS

**\$499,000**

#### CONTACT DETAILS

**Elders Real Estate  
Tamworth**

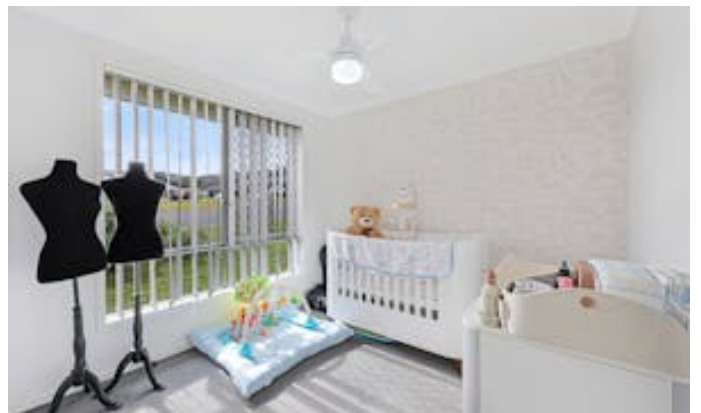
247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Jacob Hart**  
0467777535

- Colorbond fencing to rear and side yards
- Peaceful outlook over adjoining farmland
- Ideal for first home buyers, downsizers, families or investors
- Rental appraisal \$460 -\$510pw
- Rates \$573 per quarter
- Strata \$1253.01 per year

A move-in-ready property offering comfort, style, and scenery, this one ticks all the boxes!

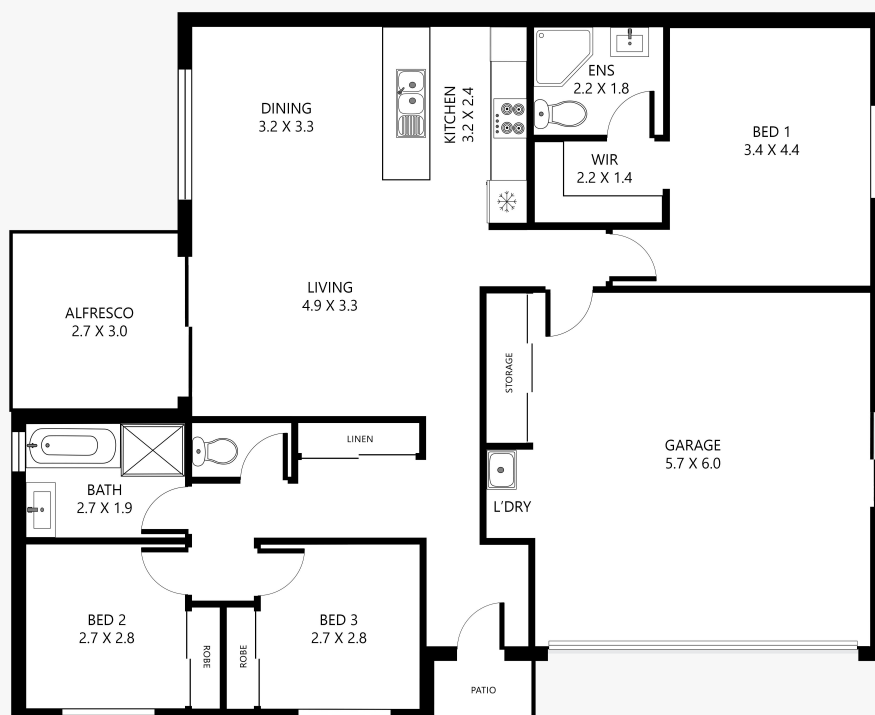
- Land Area 465.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Floorboards







# 1/32 Tulipwood Crescent, Oxley Vale



Disclaimer: This plan is not to scale and is for illustrative purposes only. Measurements are approximate only. Placement of doors, windows and all other items are approximate. Elders gives no guarantee or warranty as to the accuracy or layout. Any person using this information should rely on their own enquiries.

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