



## 9 Degance Street, TAMWORTH, NSW 2340

**Solid Double-Brick Home on 915sqm Block with Dual Access Driveways**

Perfectly positioned close to Southgate Shopping Centre, Tamworth High School and the Scully Park Sporting Precinct, this well-kept double-brick home is a fantastic option for investors or owner occupiers chasing space, comfort, and practical extras.

Step inside to a generous main living room featuring both a reverse cycle air conditioner and a cosy fireplace-ideal for year round comfort. Off the front living area is a bonus room that works perfectly as a home office/study or even a 4th bedroom option.

The updated kitchen offers great bench and storage space and includes a gas cooktop, provision for a dishwasher, and plenty of room for the fridge. Accommodation includes three bedrooms, all with ceiling fans, and two with built-in wardrobes. The bathroom is neat and functional with a shower and single vanity.

Outdoors is where this property really shines, set on a large 915sqm block with dual driveway access to side and rear garages, storage and a covered rear entertaining area for relaxed weekends at home.

**TYPE:** For Sale

**INTERNET ID:** L11650200

**SALE DETAILS**

**\$629,000**

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

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Tamworth, NSW  
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Key Features:

- Solid double-brick construction
- 3 bedrooms (all with ceiling fans) plus study/office/optional 4th room
- Reverse cycle A/C plus fireplace in the main living area
- Updated kitchen with gas cooktop plus dishwasher provision
- Side & rear garaging plus great storage options
- Covered rear entertaining area
- 915sqm block\* (approx.) with dual driveway access
- Convenient location near shops, schools and sporting facilities
- Rates \$3400pa\*
- Rental appraisal available upon request

Be quick-homes with this much space and access don't last long!

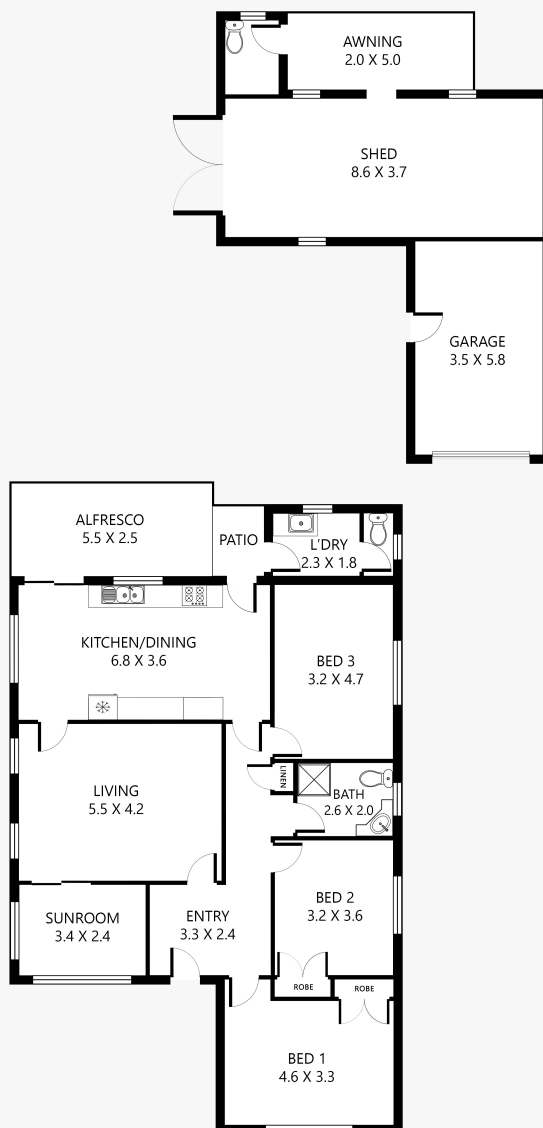
- Land Area 915.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards







## 9 Degance Street, South Tamworth



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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