



6 Robey Street, KOOTINGAL, NSW 2352

ATTENTION! FIRST HOME BUYERS, RENOVATORS AND INVESTORS

Set on a generous 800sqm (approx.) block in a quiet and convenient street, this neat and tidy two bedroom, one bathroom home presents an outstanding opportunity for first home buyers, renovators or savvy investors looking to enter the market.

Inside, the home offers a practical layout with a comfortable living area and a well positioned kitchen and dining space for easy everyday living. Both bedrooms include built-in wardrobes, with one also featuring a ceiling fan for added comfort.

Year-round comfort is provided with split system air conditioning and a cosy wood fire, creating a welcoming space in every season.

Adding further value to the property is a separate studio with an additional office space, complete with its own split system air conditioner, ideal for those working from home, a hobby room or additional storage. The property also offers convenient side access leading to a large backyard with plenty of space for a shed, gardens or future improvements.

Outdoors, the yard features established fruit trees including olives, oranges and

TYPE: Auction

INTERNET ID: L11651142

AUCTION DETAILS

6:00pm, Thursday April 16th, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Tom Sattler
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pomegranates, producing fresh fruit right at your doorstep, perfect for a relaxed afternoon beverage on the deck, just as pictured, from the property's own harvest.

Located in the peaceful community of Kootingal, the home enjoys a private setting while still being only minutes from local shops, schools and everyday amenities.

Key features:

- Two bedroom, one bathroom home with a separate studio and office space
- Both bedrooms with built in wardrobes, one with ceiling fan
- Split system air conditioning and wood fire
- Solar power
- Generous 800sqm (approx.) block
- Side access with large backyard and room for a shed
- Established trees producing fruit
- Quiet and private street location
- Council rates \$588 per quarter
- Rental appraisal \$430 - \$450 per week

A fantastic opportunity with plenty of potential, this property is well worth your inspection. Call Tom Sattler on 0423 639 665 to arrange your inspection.

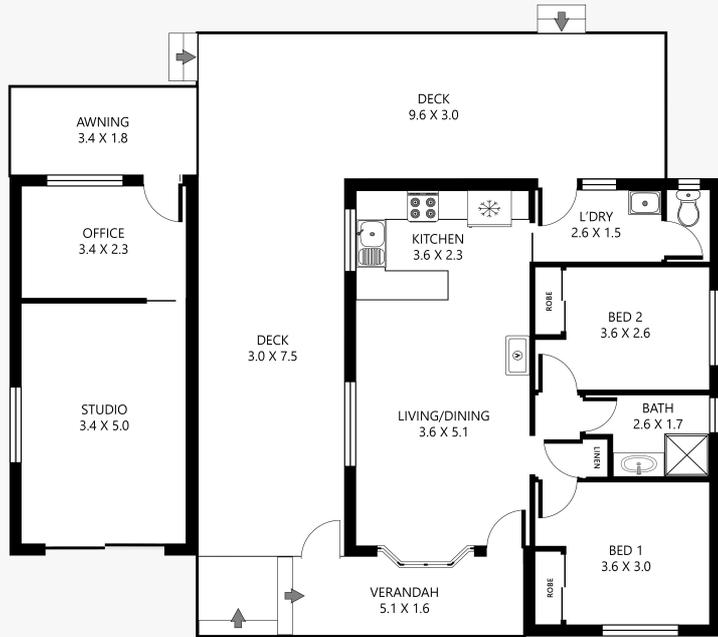
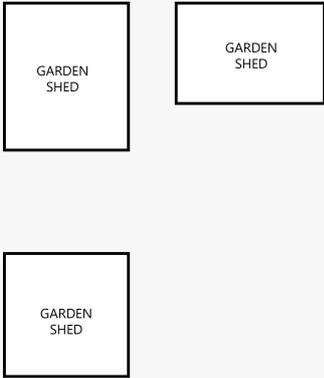
- Land Area 800.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Floorboards







6 Robey Street, Kootingal



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.