



41 Gordon Street, TAMWORTH, NSW 2340

DUAL INCOME OPPORTUNITY IN CALALA

Positioned in the consistently performing suburb of Calala, this duplex presents a genuine dual-income opportunity suited to investors seeking strong and reliable returns. The property comprises a four-bedroom, two-bathroom residence with multiple living areas, along with a separate one-bedroom, one-bathroom unit. Both dwellings offer functional layouts and low-maintenance finishes, making them well suited to the current rental market. With two income streams under one title, the property provides flexibility to lease both dwellings or occupy one while generating supplementary income from the other. The configuration supports a broad tenant profile, assisting with consistent occupancy. Located within close proximity to local amenities, schools and shopping, the property sits in an area with ongoing rental demand and proven growth. An ideal addition to any investment portfolio, offering immediate income with long-term upside.

Additional features

- 793* sqm (approx.) parcel of land
- Ducted reverse cycle air conditioning & ceiling fans in main residence
- Split system air conditioning & ceiling fan in additional residence
- Built-in wardrobes in all bedrooms

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: For Sale

INTERNET ID: L22922443

SALE DETAILS

\$980,000

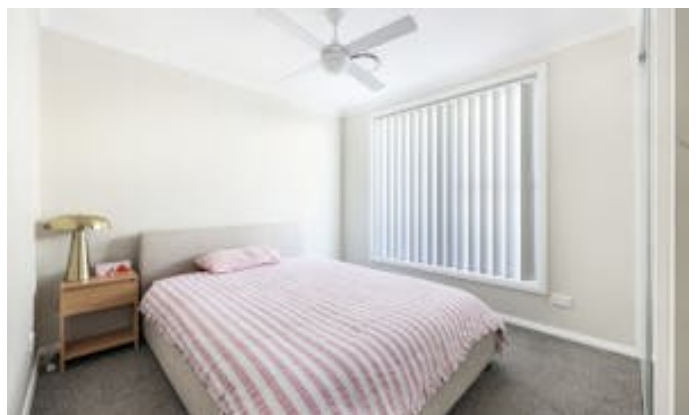
CONTACT DETAILS

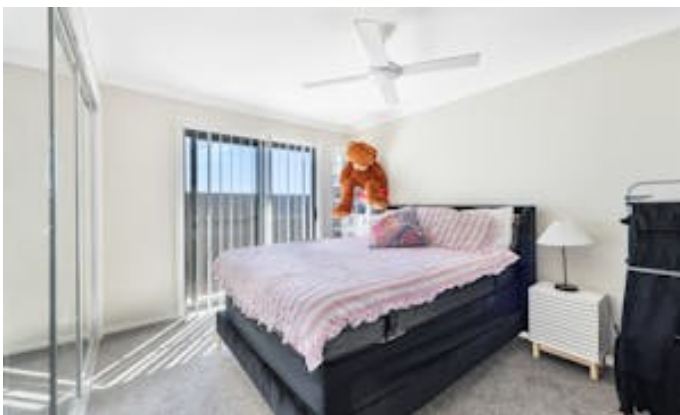
**Elders Real Estate
Tamworth**

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Tyson Rennie
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- Rental appraisal: Main residence \$640 - \$670 per week, additional residence \$375 - \$385 per week
- Contact the agent for further information on current tenancy arrangements
- Council rates: \$1,336.46* (approx.) per quarter
 - Land Area 793.00 square metres
 - Bedrooms: 5
 - Bathrooms: 3
 - Double garage
 - Floorboards







41 Gordon Street, Calala



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.