



9 Evesham Circuit, TAMWORTH, NSW 2340

FANTASTIC INVESTMENT OPPORTUNITY IN SOUGHT AFTER NORTH TAMWORTH

Positioned in a quiet, family-friendly pocket of North Tamworth, this well-presented four-bedroom home offers practical living with a focus on space, comfort and everyday convenience. The open-plan layout includes a functional kitchen with stone benchtops, a generous living and dining area, and an additional separate living space that provides extra comfort and flexibility for the family. The main bedroom features its own ensuite, walk-in robe, and a dedicated split system for year-round comfort. The additional three bedrooms are well sized and come complete with built-in wardrobes. Outside, the property offers side access, rainwater storage, and a spacious yard with plenty of room to add a shed or pool, giving buyers scope to further enhance the home to suit their needs. Location is a standout feature of this home, with the soon-to-be-built Windmill Town Centre, excellent schools nearby, and just a ten-minute drive to the CBD.

Additional features

- 726sqm (approx)* parcel of land
- Two-year-old quality home
- Builders warranty still valid
- Ceiling fans in the 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: L24032973

SALE DETAILS

\$740,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Tyson Rennie
0402676611

- 2 x split system air-conditioning
- Outdoor entertainment area
- Currently tenanted at \$600 per week
- Rates \$800 per quarter*
 - Land Area 725.90 square metres
 - Bedrooms: 4
 - Bathrooms: 2
 - Double garage
 - Floorboards



