

## 11 Maxwell Street, TAMWORTH, NSW 2340

### It Will Not Last Long!

This 3-bedroom brick and tile property offers solid foundations and plenty of opportunity to improve. It features a large carport with direct access to the spacious backyard, along with a full-length covered rear entertaining area and a great 12 panel solar system.

Inside includes original kitchen and dining area, plus a bathroom with a large shower, bath and single vanity. Two bedrooms have built-in wardrobes, and the main offers a ceiling fan. Additional comforts include a gas point for heating and a recently replaced evaporative cooling system.

#### Features:

- Large carport with backyard access
- Full-length covered rear entertaining area
- 12 panel solar system
- Bathroom with shower & bath and separate toilet

**TYPE:** For Sale

**INTERNET ID:** L26272819

#### SALE DETAILS

**\$449,000**

#### CONTACT DETAILS

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Jacob Hart**  
0467777535

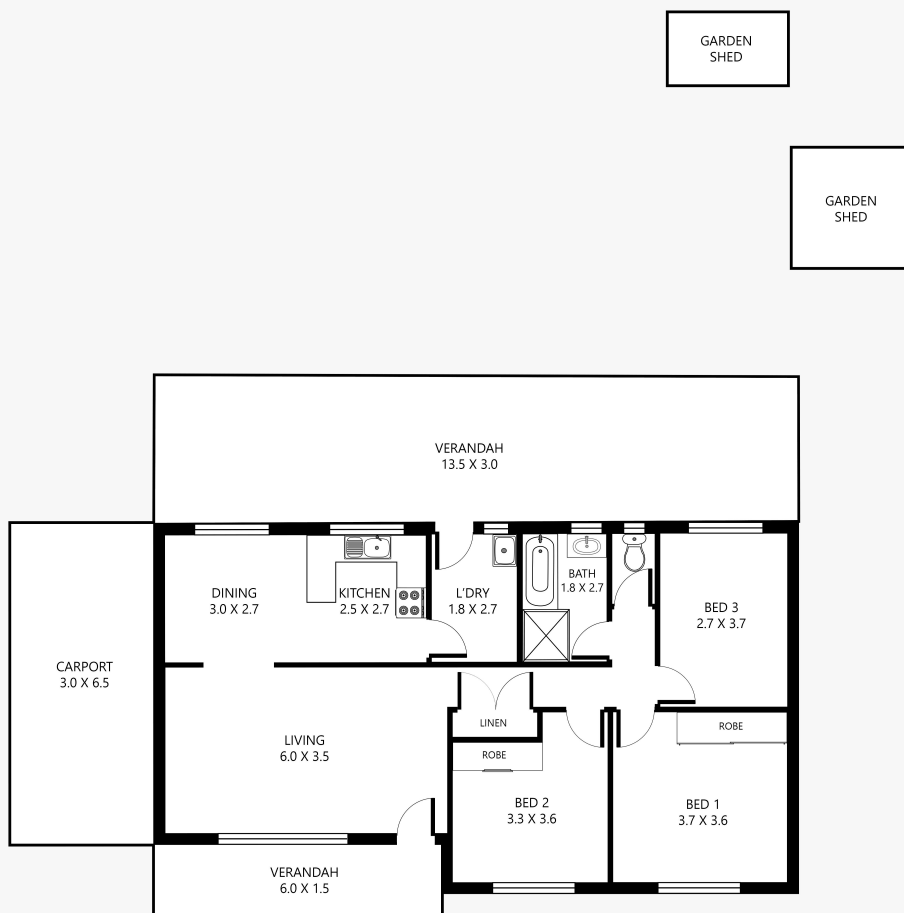
- Two bedrooms with built-ins
- Main bedroom with ceiling fan
- Gas point for heating
- Near-new evaporative cooling system
- Rates \$2517 per year\* (approx.)
- Rental appraisal \$430 - \$470pw

Email today for the walk through inspection video

- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Floorboards



# 11 Maxwell Street, West 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.