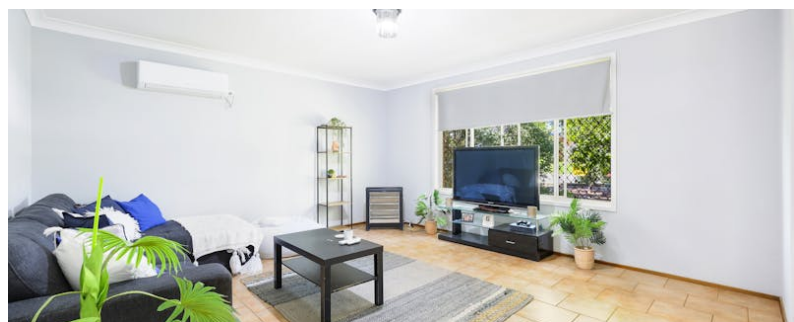




11 Hamilton Court, TAMWORTH, NSW 2340

Great Investment Opportunity

Secure your future with 11 Hamilton Court, West Tamworth - a well maintained three bedroom home offering a proven investment opportunity. A reliable long term tenant is already in place and keen to stay on, with the rent increasing to \$400 per week from November.

This property provides immediate rental income and strong returns from day one. Set on a generous 906.7sqm (approx.) block, the home features a practical kitchen, bathroom, spacious lounge, split system air conditioning, and three comfortable bedrooms.

The fully fenced yard is ideal for children and pets, complemented by a covered carport with drive through access to a shed or garage for storage or a workshop, plus an additional garden shed.

Conveniently located close to schools, shopping, and all that Tamworth has to offer, this property combines space, comfort, and consistent rental performance, making it the perfect addition to any investment portfolio.

TYPE: Under Contract

INTERNET ID: L26968117

SALE DETAILS

\$400,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Pauline Goodman
0415282938

- Land Area 906.70 square metres
- Building Area: 1.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards

