



38 William Street, TAMWORTH, NSW 2340

POSITION, POTENTIAL & A SMART NEXT MOVE

Positioned in one of the most convenient and well-connected pockets of Inner West Tamworth, 38 William Street presents an outstanding opportunity for first home buyers, investors and downsizers seeking convenience and long-term value.

Set on a low-maintenance 353 sqm* (approx.) block, this inviting residence offers a flexible two-bedroom with an optional living room or third bedroom, combining characteristic features with everyday flexibility. High ceilings create a wonderful sense of space throughout, while split-system air conditioning and gas heating points ensure year-round comfort.

Designed for easy living, the home offers comfortable accommodation, light-filled spaces and the versatility to adapt to your changing needs. Whether you're looking for your first home, a low-maintenance investment or a property close to essential services, this home delivers on all fronts.

Outside, the secure backyard provides a safe space for children and pets, while the manageable yard offers room to enjoy without the burden of excessive upkeep.

The location is where this property truly stands apart. Enjoy the convenience of having everyday essentials close at hand, positioned just steps from Tamworth Shoppingworld,

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: Auction

INTERNET ID: L33305922

AUCTION DETAILS

6:00pm, Thursday
September 3rd, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Tom Sattler
0423639665

My GP Hub Medical Centre, Planet Fitness, sporting fields, hotels, schools and childcare facilities, with the Tamworth CBD just minutes away.

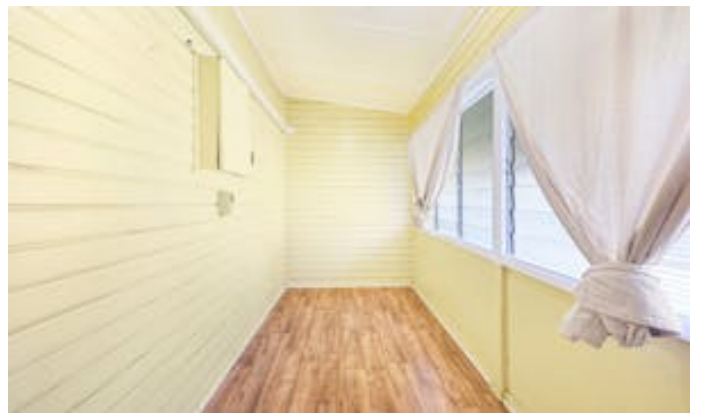
For those looking to add value and make a property their own, this is an exciting opportunity to secure a solid home with genuine potential in a highly convenient Inner West Tamworth location.

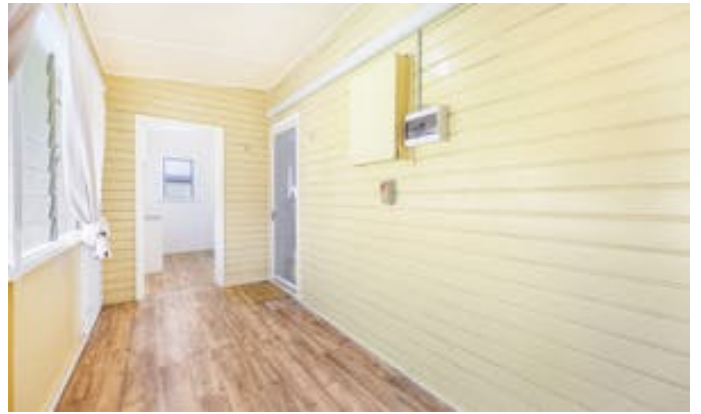
Features

- Flexible 2/3 bedroom floorplan
- High ceilings throughout
- Split-system air conditioning & gas heating points
- Secure backyard
- Close to Tamworth Shoppingworld, My GP Medical Hub, Planet Fitness and sporting facilities
- Close to schools and childcare centres
- Minutes from Tamworth CBD
- Ideal first home or investment opportunity
- Rental appraisal: \$390 - \$430 per week
- Council rates: \$723 per quarter

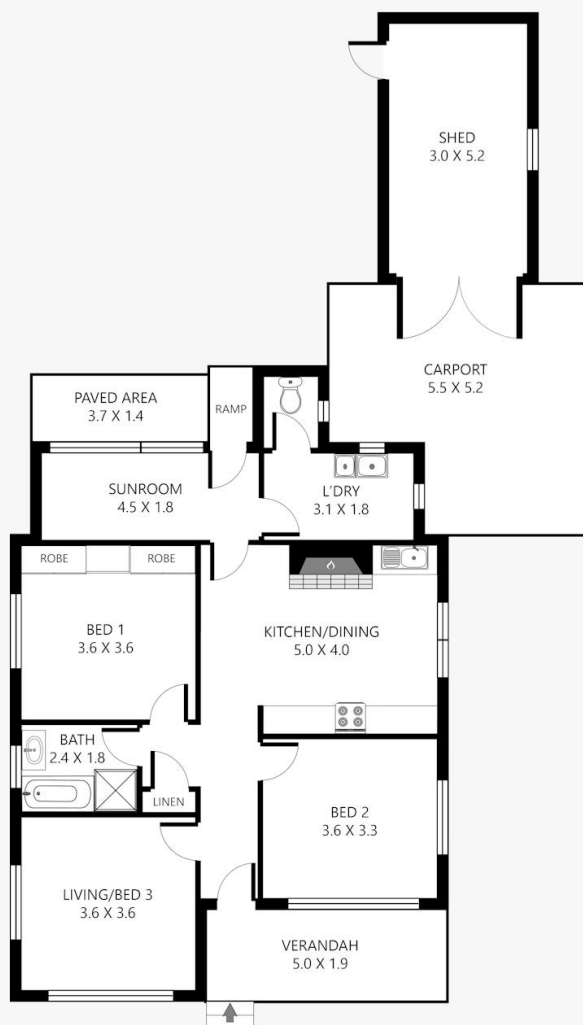
Don't miss this opportunity, call Tom Sattler today on 0423 639 665

- Land Area 353.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards





38 William 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.