

## 51 Griffin Avenue, TAMWORTH, NSW 2340

### East Tamworth Treasure

Welcome home to The Train Station - Once home to North West rail workers, this circa 1930 gem now places you at the heart of East Tamworth's prized lifestyle with just a 250 metre wander to Tamworth Station and an effortless five minute stroll to Peel Street's shopping, eateries and CBD services.

Step through the picket gate onto the classic sun filled verandah and you'll feel its past come alive. Inside, soaring VJ walls, sash windows and an original fireplace preserve the character, while fresh flooring, crisp paint and a modern black-and-white kitchen make it perfectly liveable today. Two bedrooms, a central lounge and a flexible dining or second living space offer solid bones, but the real magic is the 530 m<sup>2</sup> near level block... extend, add a deck or create garaging/studio space (all STCA) and watch the value grow.

Whether you're hunting for an in town hideaway, a character filled Airbnb, or a project with instant equity, this cottage is the East Tamworth trifecta! heritage soul, unbeatable walkability and room to add serious value. Move fast, ring the bell and claim your slice of history before someone else does.

- Land Area 537.40 square metres

**TYPE:** For Sale

**INTERNET ID:** L35493256

**SALE DETAILS**

**\$449,000**

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

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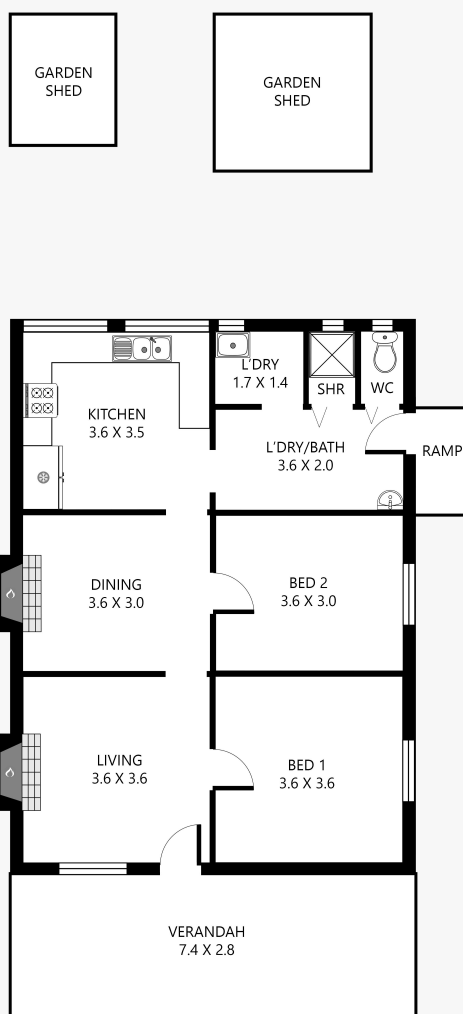
- Bedrooms: 2
- Bathrooms: 1
- Floorboards







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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.