



8A Carmichael Avenue, TAMWORTH, NSW 2340

LOW MAINTENANCE VILLA IN PRIME EAST TAMWORTH

Perfectly positioned close to Tamworth CBD, this solid brick villa offers an easy-care lifestyle with comfort and convenience at its core. Whether you're looking to downsize, invest, or secure your first home, this property ticks all the right boxes.

Property Features:

- 2 spacious bedrooms with built-in wardrobes and ceiling fans
- Big18-panel solar system for energy efficiency
- Large open-plan living and dining area
- Evaporative cooling & gas heating
- Well-appointed kitchen with ample storage
- Oversized laundry with excellent storage space
- Secure lock-up garage with internal access
- Low-maintenance side yard, fully fenced for privacy

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: L36041311

SALE DETAILS

\$519,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Jacob Hart
0467777535

- Solid brick construction - built to last

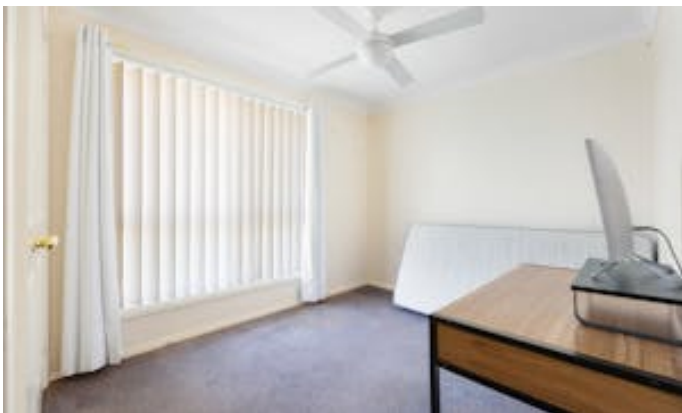
Location Highlights:

- Just minutes to Tamworth CBD, restaurants, entertainment, East Point Shopping Centre, St Nicholas Primary School, and parks
- Convenient access to the proposed UNE campus

This villa is an excellent opportunity for those seeking a move-in-ready home or a secure investment in one of Tamworth's most desirable areas.

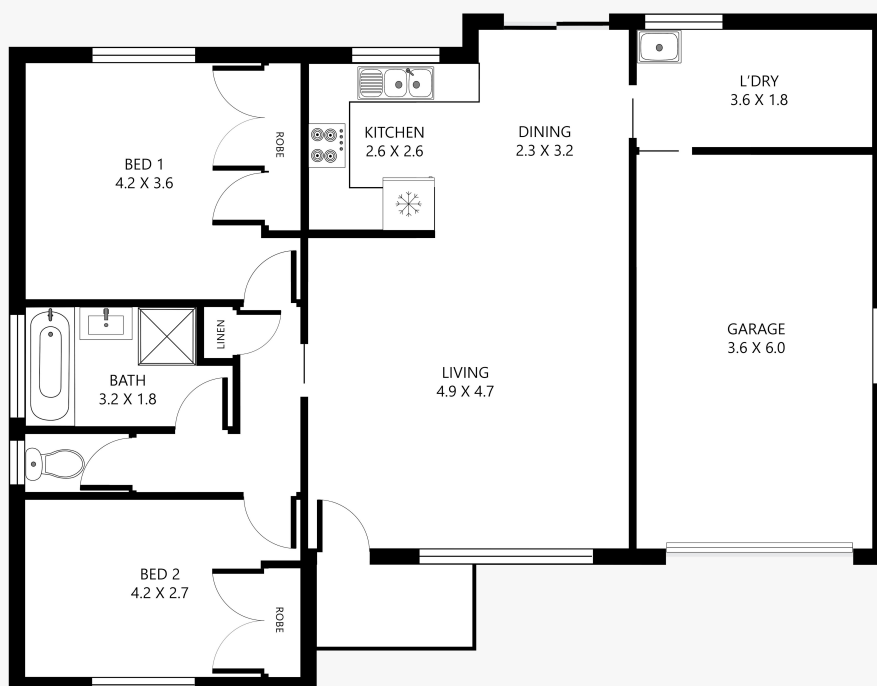
Contact Jacob Hart - Elders Real Estate Tamworth today for inspection times.

- Land Area 334.60 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Floorboards





8A Carmichael Avenue, East 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.