



## 26 Anne Street, TAMWORTH, NSW 2340

### SPACIOUS THREE BEDROOM UNIT IN CONVENIENT LOCATION

Positioned in a well-kept complex, this tidy two-storey unit offers an excellent opportunity for first-home buyers, investors, or those seeking a low-maintenance lifestyle. The ground floor features light-filled open-plan living, a functional kitchen, and an internal laundry. Upstairs you'll find three generous bedrooms, two fitted with built-in wardrobes, providing plenty of accommodation for families or shared living. An added bonus is the ducted reverse-cycle air conditioning, ensuring year-round comfort for the winter & summer months. Located just minutes from shops, schools, transport, and Tamworth's CBD, this incredibly convenient property represents great value in a sought-after pocket.

#### Key Features:

- Updated flooring
- Private upstairs balcony
- Single lock-up garage with internal access
- Strata levies: \$2,872.70 per year\* (approx.)
- Council rates: \$1,995.34 per year\* (approx.)

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:** L37756316

#### SALE DETAILS

**\$409,000**

#### CONTACT DETAILS

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Tyson Rennie**  
0402676611

- Rental appraisal \$420 - \$440 per week

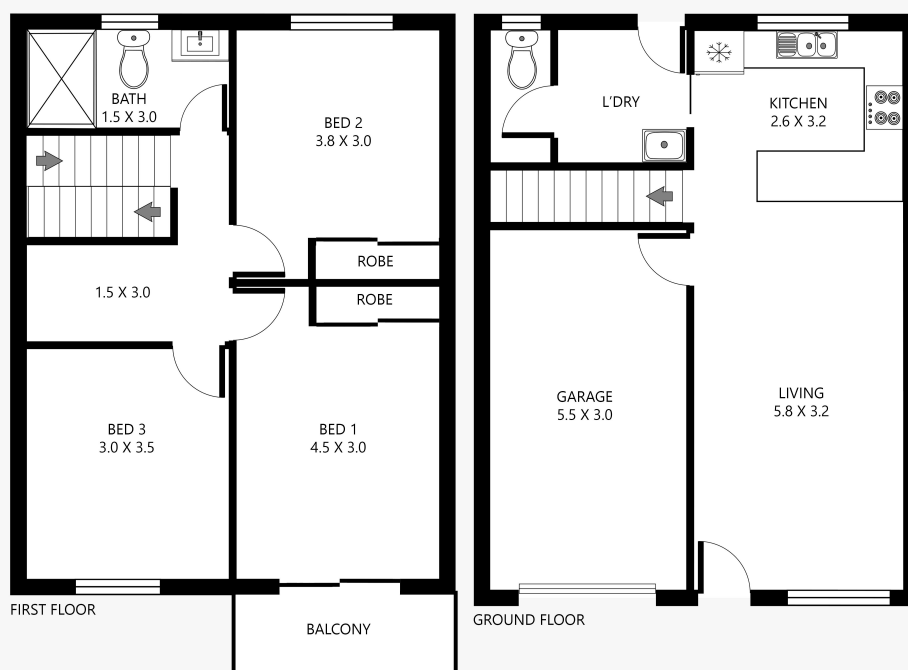
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards







## 3/26 Anne Street, South 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.