



## 40 Diane Street, TAMWORTH, NSW 2340

### Renovator's Opportunity or Ideal Investment

Perfectly positioned just minutes to Southgate Coles, local schools, and the Tamworth Golf Club, this 2-bedroom, 1-bathroom home offers fantastic potential for investors or renovators looking to add value. Set on a generous 651sqm\* (approx.) block, the property provides plenty of space and practical features throughout.

Inside includes a reverse-cycle air conditioner, electric hot water system, built-ins in bedroom two, and a separate dining area. Outside offers a decent-sized yard, garage/shed with workshop, and an additional garden shed for tools and machinery.

Features include:

- Ideal for investors or renovators
- Minutes to Coles, schools & Tamworth Golf Club
- 651sqm\* block
- Reverse-cycle air conditioning

**TYPE:** For Sale

**INTERNET ID:** L37799437

**SALE DETAILS**

**\$429,000**

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Jacob Hart**  
0467777535

- Electric hot water system
- Separate dining area
- Built-ins in bedroom 2
- Garage/shed + workshop
- Additional garden shed for storage
  - Land Area 651.30 square metres
  - Bedrooms: 2
  - Bathrooms: 1
  - Double carport
  - Floorboards



