



## 9 Cliffdale Place, KOOTINGAL, NSW 2352

### DUAL INCOME OPPORTUNITY IN KOOTINGAL

Positioned in a quiet and growing pocket of Kootingal, this near-new dual occupancy property presents an outstanding opportunity for investors seeking strong, reliable returns. The main residence offers four well-appointed bedrooms, including a master with walk-in robe and ensuite, while the remaining three bedrooms feature built-in wardrobes. Designed for comfortable family living, the home includes a media room and a spacious open plan kitchen, living and dining area. Year-round comfort is ensured with ducted reverse cycle air conditioning and ceiling fans throughout. Complementing the home is a self-contained one-bedroom residence, complete with built-in wardrobe, ceiling fans, split system air conditioning, and an open plan kitchen, living and dining space. Set in a family-friendly location with increasing demand for dual occupancy homes, this is a smart addition to any investment portfolio or an ideal option for buyers seeking flexibility and long-term value.

#### Additional features

- 860sqm\* (approx.) parcel of land
- Built date 08/06/2024
- 3.3kw Solar system

**TYPE:** For Sale

**INTERNET ID:** L39095189

#### SALE DETAILS

**\$899,000**

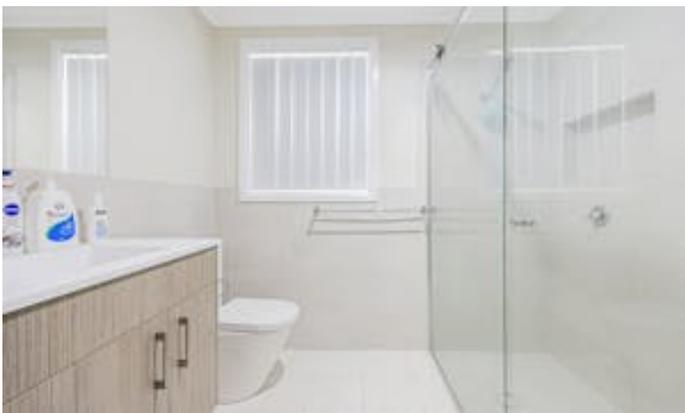
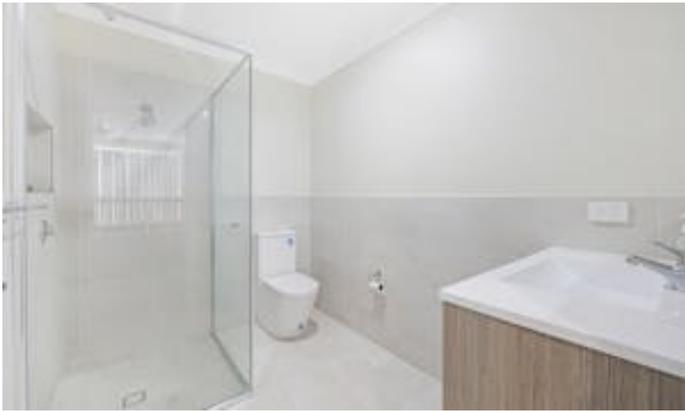
#### CONTACT DETAILS

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Tamworth**  
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Tamworth, NSW  
02 6766 1666

**Tyson Rennie**  
0402676611

- 15 minute drive to Tamworth CBD
- Main residence leased currently at \$550 per week, with an increase to \$570 occurring in May 2026.
- Rental appraisal for second dwelling - \$360 - \$385 per week
- Combined future potential rent per week once fully let \$955\* per week
- Council rates \$739\* per quarter
  - Land Area 859.60 square metres
  - Bedrooms: 5
  - Bathrooms: 3
  - Double garage
  - 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.