



6 Patricia Avenue, SOUTH TAMWORTH, NSW 2340

Opportunity, Access & Upside

Positioned in a well-connected pocket of South Tamworth, 6 Patricia Avenue presents a genuine opportunity to secure a solid home with outstanding potential to renovate, enhance and capitalise over time. Whether you're looking to enter the market, invest or take on your next project, this is a property that offers far more than first meets the eye.

Inside, the home provides a functional layout with well-proportioned rooms and a solid foundation to build upon. Living and dining spaces are filled with natural light, while the kitchen sits centrally within the home, offering a practical footprint ready for modernisation or reconfiguration to suit today's lifestyle.

Accommodation includes comfortable bedrooms serviced by an updated bathroom, already providing a head start for those looking to make improvements over time. Ducted reverse cycle air conditioning ensures year-round comfort, while solar power adds efficiency and long-term value.

Step outside and the real opportunity begins to unfold. Rear lane access with an electric, solar-powered gate creates excellent functionality for vehicles, trailers or additional storage, while the yard offers space to further improve, extend or personalise. Multiple shedding options add further appeal for tradies, hobbyists or those

TYPE: Auction

INTERNET ID: L40419870

AUCTION DETAILS

6:00pm, Thursday June 18th, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**
247 Peel Street
Tamworth, NSW
02 6766 1666

Jayden Newberry
0428389790

needing extra room.

Set within close proximity to schools, shopping and everyday amenities, the location adds another layer of convenience to an already compelling opportunity.

With clear instructions to sell and a result required, this is a property that will attract strong interest from buyers ready to act. For those looking to secure value, potential and a foothold in the market, the opportunity here is undeniable.

- Land Area 777.80 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards





6 Patricia Avenue, 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.