

25 WAREE DRIVE, TAMWORTH, NSW, 2340



**SOLD**

## THE PERFECT FIRST HOME!

25 Waree Drive, Hillvue. If you're a first home buyer or investor with a budget under \$360k, then you will know the opportunities are few and far between. This brick and tile home is located opposite Chauvel Park with your outlook from the front porch encompassing a large recreational space - the perfect place to exercise, walk the dog, or take the kids to kick a ball or have a game of cricket.

Features include:

- \* Three bedrooms - all with built ins
- \* Combined lounge/dining room
- \* Evaporative cooling throughout to keep you cool in this warmer weather
- \* Separate kitchen at the rear of the home
- \* Modern bathroom + separate toilet
- \* Large block 790m<sup>2</sup> (approx.)
- \* Single garage with walk through access to the rear yard
- \* Tenants on a periodic lease at \$350pw. Current independent rental appraisal \$360-\$380pw.

Inspections by appointment only. Contact Dee Plowman 0488 696 563.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$345,000**

**OPEN FOR INSPECTION:**  
**N/A**



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