



**SOLD**

## PERFECT OPPORTUNITY FOR FIRST HOME BUYERS!

Introducing 1 Tooronga St, Hillvue - also known as 130 Duri Road, Hillvue. Upon entry to this well maintained brick & tile home, you will be greeted with a refreshed, modern finish after some recent renovations, thus presenting a great opportunity for first home buyers or investors. Boasting a wide frontage to Duri Road and side access to the rear yard from Tooronga Street, this property will be great for those seeking some extra room for the trailer, boat or jet ski - or alternatively, some space for the kids to play or enjoy a BBQ with family & friends. Having been a great addition to the portfolio of the current owner for over 20 years, this property is offered with vacant possession & is ready for someone to add the finishing touches to make it "home".

### Features include:

- Three bedrooms - two of which have built-ins
- Main bathroom complete with shower & bath facilities
- Combined kitchen/dining area with the kitchen completed by new benchtop, splashback & appliances.
- Lounge room with slow combustion wood fire & split system
- Ducted evaporative cooling
- Fresh paint throughout & new floor coverings in bedrooms & living areas
- Large covered outdoor area at the rear
- Garden sheds
- Internal access from the garage
- Rental appraisal \$360 - \$380 per week
- Land size approximately 747m<sup>2</sup>
- Rates \$2500pa approx.

Properties in this price range are becoming increasingly hard to find in Tamworth so don't delay.

Inspections by appointment only.

### Disclaimer:

All information contained in this advertisement & all marketing material for 1 Tooronga Street Hillvue(also known as 130 Duri Road, Hillvue) is gathered from sources we consider to be

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

**PRICE:**  
\$405,000

**OPEN FOR INSPECTION:**  
N/A



**Stuart Watts**  
**0455031619**  
stuart@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)