



SOLD

PRICE, POSITION & WELL PRESENTED - NORTH TAMWORTH

Introducing 71 Bligh Street, North Tamworth. If you're chasing an ultra convenient location only a couple of blocks from the Tamworth Base Hospital and a short drive to the CBD, Schools & TAFE, then look no more ... you've found it!

With the tenants having just moved out after approximately 12 months of the property being utilised as a furnished rental (previously leased for \$750 per week inclusive of utilities), 71 Bligh Street is ready for its new owner & just in time for Christmas!

Features include:

- * Modern kitchen complete with dishwasher & gas upright oven
- * Four bedrooms
- * Versatile floorplan
- * Main bathroom contains vanity, shower & bath - separate toilet
- * Combined laundry/second bathroom (shower & toilet only)
- * Single drive through garage with access to the rear yard
- * Large garden shed
- * Two great outdoor entertaining spaces
- * Solar
- * Natural gas connected
- * Ducted evaporative cooling
- * Gas point in living room for heating
- * Title description - Lot 9B / DP 402646 (Land area 582m2 approx.)
- * Council rates currently approx. \$3250pa. Council water rates are calculated on usage.

Contact Dee (Deneille) Plowman 0488 696 563 to arrange your inspection today.

Disclaimer: All information contained in this advertisement & all marketing material for 71 Bligh Street North Tamworth is gathered from sources we consider to be reliable; however, we cannot guarantee or give any warranty about any information contained herein. Interested parties should make and rely upon their own enquiries.

4 BED | 2 BATH | 1 CAR

PRICE:
\$565,000

OPEN FOR INSPECTION:
N/A



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