



**SOLD**

## GORGEOUS EAST TAMWORTH PROPERTY CLOSE TO THE CBD!

Introducing 96 Griffin Avenue, East Tamworth.

Exuding the aesthetic beauty of the Federation era, 96 Griffin Avenue is a beautiful property located within walking distance to the CBD. Whether you're looking to downsize, invest or purchase your first home - this property caters for the needs of a myriad of buyers.

Features include:

- \* Two bedrooms
- \* One bathroom
- \* Formal lounge room with wall mounted split system
- \* Combined kitchen/dining room
- \* Sunroom/Sitting area
- \* External laundry
- \* Garden shed
- \* Private courtyard at the front of the property
- \* Single carport
- \* Low maintenance yard
- \* Title description - Lot 142 / DP602361 (Land area 468m2 approx.)

Contact Deneille (Dee) Plowman @realty on 0488696563 for further information.

Disclaimer: All information contained in this advertisement & all marketing material for 96 Griffin Avenue, East 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.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$560,000**

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



**Deneille Plowman**  
**0488696563**  
dee@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)