



**SOLD**

## A HOUSE TO CALL HOME

Introducing 28 Higgins Lane, Oxley Vale. If you're a first home buyer searching for a house to call home, then 28 Higgins Lane has all the heart you're looking for! Having been a treasured first home for the vendor prior to the property being tenanted, 28 Higgins is now looking for a new owner. The interior has just been treated to a fresh coat of paint and new carpet so it's ready for you to move straight in. Summer BBQ's will be a hit with family & friends utilising the large undercover rear entertaining area .... just in time for Christmas.

Oxley Vale Public School is a short walk up and around the corner for families with young children, as is Summers Oxley Vale Superette & Takeaway. Tamworth CBD is approximately 10 minutes by car, and Childcare Facilities(subject to availability) are also only a short drive away.

Features of 28 Higgins Lane include:

- \* Three bedrooms - 1 with a built in wardrobe
- \* Main bathroom complete with shower, bath and vanity - separate toilet
- \* Combined kitchen/dining area
- \* Great living area with wall mounted split system air conditioning unit
- \* Internal laundry with access to the rear entertaining area
- \* Single garage plus carport
- \* Ducted evaporative cooling
- \* Fantastic undercover rear entertaining area
- \* Fully fenced yard with side access & garden shed
- \* Rental appraisal \$480 - \$500 per week
- \* Title description - Lot 44 / DP261865 (Land area 600m2 approx.)
- \* Council rates approx. \$2900 per year. Council water rates are calculated on usage

Contact Deneille (Dee) Plowman - @realty on 0488 696 563 or email [dee@atrealty.com.au](mailto:dee@atrealty.com.au) for further information, or to arrange your inspection.

Disclaimer: All information contained in this advertisement & all marketing material for 28 Higgins Lane, Oxley Vale 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.

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

**PRICE:**  
\$553,000

**OPEN FOR INSPECTION:**  
N/A



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