

6 MILBURN ROAD, OXLEY VALE, NSW, 2340



## FOR SALE

### PERFECT FOR THE FIRST HOME BUYER!

Introducing 6 Milburn Road, Oxley Vale - the perfect first home buyer's opportunity. Set on a corner block in Oxley Vale, this three bedroom brick & tile property has been a much loved family home for many years and has recently received a freshen up by way of new carpets & paint internally. The vendors have recently upsized which has presented an ideal opportunity for those looking to enter the real estate market. There is ample room for storage of vehicles off street including carports, and side access providing additional room for a boat, caravan or trailer.

Features of 6 Milburn Road include:

- \* Three bedrooms - two of which have built in wardrobes
- \* One bathroom
- \* Fresh paint & carpet internally
- \* Combined kitchen/dining area
- \* Living room with wall mounted split system air conditioning unit
- \* Ducted evaporative cooling
- \* Internal laundry
- \* Sunroom at rear of home - access via laundry internally, and dual access points from the rear yard
- \* Carports
- \* Side access to rear yard
- \* Garden shed

Title description: Lot 29 in Deposited Plan 247646

Rental appraisal: \$500 - \$525 per week.

Education: If you have school age children, Oxley Vale Public School is within walking distance or alternatively only a short drive away. There are also various public transport routes throughout Oxley Vale providing transport to & from public & private schools in the Tamworth area.

Convenience: Summers Oxley Vale Superette & Takeaway is located a few minutes drive away and the property is approximately 7 minutes drive from Tamworth's CBD, or approximately 5 minutes drive to Northgate Shopping Centre where you will find a Supermarket, Pharmacy, Bakery, Butcher, Newsagency and more.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$630,000

OPEN FOR INSPECTION:  
N/A



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