



# FOR SALE

## DUAL INCOME INVESTMENT IN CALALA – 4 BED HOME + 2 BED GRANNY FLAT ON 779M<sup>2</sup>

1 & 2 / 35 Rosella Avenue, Calala NSW

Secure a high-yield dual occupancy investment in one of Tamworth's most desirable suburbs. Positioned in the family-friendly and rapidly growing Calala precinct, this modern dual-income property offers a rare opportunity for investors seeking strong rental returns, portfolio growth and long-term capital appreciation in the Tamworth property market.

Designed for maximum functionality and tenant appeal, the property features a spacious four-bedroom primary residence plus a fully self-contained two-bedroom secondary dwelling, each with private access, modern interiors and separate garages.

Situated on approximately 779m<sup>2</sup>, the layout has been carefully designed to provide privacy and comfortable living for both residences while delivering two reliable income streams from a single title.

1 & 2 / 35 Rosella Avenue, Calala (TAMWORTH) NSW 2340

- Type: Dual Occupancy (Single Title) | Built 2024 | Lot Size: 779m<sup>2</sup>, Council Rates : \$4028pa
- Configuration: 4+2 Bedrooms, 2+1 Bathrooms, Single Garage for each unit
- Price Guide: \$990,000 - \$1,020,000
- Unit 1: 4 Bedrooms | Rent: \$550 pw (Lease expires 19.10.26)
- Unit 2: 2 Bedrooms | Rent: \$430 pw (Lease expires 18.11.26)

Investment Highlights for Tamworth Buyers

- ✓ Dual occupancy investment property
- ✓ Two rental incomes from one title
- ✓ Ideal SMSF or portfolio investment
- ✓ Located in the high-demand Tamworth rental market
- ✓ Strong appeal to families and long-term tenants
- ✓ Modern low-maintenance construction
- ✓ Large 779m<sup>2</sup> block in established neighbourhood
- ✓ Excellent Tamworth regional growth potential

Why Investors Are Targeting Tamworth & Calala

6 BED | 3 BATH | 2 CAR

PRICE:

New to Market

OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.