

1/76 Rawson Avenue, East Tamworth, NSW, 2340



House For Sale

Tuesday, 5 November 2024

1/76 Rawson Avenue, East Tamworth, NSW, 2340

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Oliver Smith
0473835000

LOCATION AND OPPORTUNITY

LAWD is pleased to present 1/76 Rawson Avenue, set in a quiet location this low-maintenance home offers an opportunity to renovate or add value in a great location nestled between Fitzroy and White Street in the heart of East Tamworth.

This home offers character and charm with original features throughout and all within 650* metres walking distance to the CBD.

- ☒ Two large bedrooms with the main offering built-in wardrobes
- ☒ Character-filled period home with high ceilings and decorative features
- ☒ Currently tenanted for \$480 per week on an ongoing lease
- ☒ Formal dining room
- ☒ Loungeroom with mantle opening onto an enclosed verandah
- ☒ Functional kitchen with electric cooking appliances
- ☒ Great opportunity to operate as an Airbnb in a fantastic location close to all amenities
- ☒ Lovely verandah, the perfect spot for the morning coffee
- ☒ Private paved courtyard at the front
- ☒ Strata fees \$816 per quarter

*approximately

Set amongst high-value properties in a blue-chip location, it is the perfect first home or investment, a great opportunity to buy and renovate.

For further information please contact listing agent Oliver Smith on 0473 835 000