

23 Lancaster Avenue, East Tamworth, NSW, 2340



House For Sale

Sunday, 3 November 2024

23 Lancaster Avenue, East Tamworth, NSW, 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Tania Clare

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Charming East Tamworth Starter with Endless Potential

Welcome to 23 Lancaster Avenue, East Tamworth, where charming design and serene rural scape views meet comfort and potential. With two inviting bedrooms plus a versatile downstairs space, this home offers an excellent foothold into the East Tamworth market. Enjoy the advantage of a recently renovated kitchen and other stylish touches, set within a peaceful, well-connected neighbourhood.

Step inside to find polished floorboards throughout, adding warmth and elegance. The spacious main bedroom and a second bedroom upstairs both feature built-in wardrobes and ceiling fans for year-round comfort. Relax in the welcoming lounge, complete with split-system air conditioning and a wood fire, or head out through the front doors to the sunny verandah. The separate dining area opens onto an expansive rear deck with lush views over landscaped gardens, providing a perfect backdrop for entertaining or simply unwinding.

Downstairs, an additional living area plus an alternate third room presents a flexible retreat for teenagers or guests. A second toilet downstairs offers convenience and practicality. Outdoors, the fully enclosed yard offers beautifully maintained turf, a fire pit area, and a detached shed with space for a workshop.

Zoned for Tamworth Public School and Oxley High School, only moments to town, the hospital, and aged care, this location is prime for families and those looking for convenient amenities close to home.

Ready for its next chapter, 23 Lancaster Avenue offers the ideal canvas to make your own while taking advantage of its East Tamworth charm and superb locale. Contact the selling agent Tania Clare to arrange your inspection and explore the possibilities of this incredible home today!

- Two bedrooms with wardrobes and ceiling fans, plus a third optional bedroom downstairs
- Polished floorboards throughout and a separate lounge with split-system air conditioning and wood fire
- Modern kitchen with electric stove, oven, and dishwasher
- Family bathroom with separate toilet upstairs, additional toilet downstairs
- Expansive rear verandah with serene leafy views over landscaped gardens
- Detached shed with room for a workshop plus separate carport
- Zoned for Tamworth Public School and Oxley High, close to town amenities, hospital, and aged care facilities
- Ideal for first-home buyers or those seeking an East Tamworth renovation opportunity
- Rates approx. \$3,300 Land Size: 645m²