

**123 Rawson Ave, Tamworth, NSW 2340**

**\$600,000 - \$650,000**

House 4 1 1 1



## First Time Offered – Prime Location – Renovator's Delight!

Seize a rare opportunity to secure this much-loved four-bedroom family home, offered to the market for the very first time by its original owner. Situated in a highly sought-after location, this property is perfectly positioned just minutes from the CBD, top-rated schools, lush local parks, and a major shopping centre – everything you need is right at your doorstep.

### Open for Inspection

By Appointment.

Set on a generous 919m2 block, this home is brimming with potential and ready for its next chapter. Whether you're an astute investor, homebuyer, or renovator, this is your chance to renovate, extend or reimagine and significantly add value.

Opportunities like this don't come around often. With its unbeatable location and untapped potential, this property presents a golden chance to create your dream home or a standout investment.

Inspect today and unlock the value within.

- Four bedrooms, high ceilings with decorative cornice
- Original kitchen and bathroom – ripe for transformation
- Single-owner home – first time on the market
- Excellent bones and layout for renovation
- Ample outdoor space with scope for landscaping or extensions

### Listed By

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Listing Number: 3504295