

18 Eagle Ave, Tamworth, NSW 2340**Auction**

House 2 2 1

**CALALA – “Disclosed Reserve - \$750,000”.**

All of our properties are open for inspection... by appointment.
Call First National Real Estate Tamworth on (02) 67666122

Lot 813 DP 1211643 (1,200 Sqr Mtr Block).

Auction Friday 2nd October @ 4pm On-Site.

Development or a big back yard?

This 1,200 sqm block of land has been designed specifically for a future 2nd dwelling to be built at the rear (subject to Development Approval).

The existing 2 bedroom, 2 bathroom home is ultra-modern, spacious all over and complete. Like us, we know you'll be impressed.

Our client has provided “Pre-sale” building & pest reports available to assist you to make an informed decision, upon request.

Features:

- 2 Bedroom, 2 bathroom single level modern home.
- Ensuite bathroom to main bedroom with walk in robe.
- 2 Way designed 2nd bathroom.
- Statement sized guest welcome entrance.
- Chef's open kitchen with 900mm cooking unit, gas cook tops and electric oven.
- Butler pantry to kitchen.
- Fully integrated reverse cycle air conditioning.
- Covered side alfresco entertaining.
- Currently leased at \$480 per week to December 26.

Council rates are approx. \$3,950 per year.

Council water rates are user pay depending on usage

Listed By

David Doherty

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Margo Taggart

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**Open for Inspection**

Sat, 12 Sep 2026 - 11:30 AM to 12:00 PM

Wed, 16 Sep 2026 - 5:00 PM to 5:30 PM

Auction Details

02/10/2026 at 4:00 PM