

**28 Erwin St, Tamworth, NSW 2340**

**Sold - \$432,000**

House 3  1  1 



## Charming Three Bedroom Home with Long Term Tenant in Place

Discover the perfect blend of comfort or investment with this delightful three-bedroom home. This property presents an excellent opportunity for those looking to expand their real estate portfolio or for first-time buyers seeking a cozy residence.

- Enjoy spacious open plan living and dining, two bedrooms with built-in wardrobes
- A private backyard offers a serene setting for outdoor activities, gardening, or simply unwinding after a long day.
- This home currently has a reliable long-term tenant who loves the property and is eager to stay, ensuring immediate rental income for the new owner.
- Enjoy the benefits of rental income without the hassle of finding new tenants.
- Conveniently located near local amenities, schools, parks and shopping centre, minutes to the CBD, this home is perfect for families.
- Potential rental return \$400 - \$430 per week.
- Set on a 714m2 block, plenty of space for children & pets or erecting a shed
- Don't miss out on this fantastic opportunity! Contact Karen today to arrange your inspection.

**Open for Inspection**

By Appointment.

### Listed By

Gavin Knee  
Phone: (02) 67661411  
Mobile: 0427 669 151

