

33 Porcupine Lane, Tamworth, NSW 2340**TINTINHULL - \$990,000**House   **TINTINHULL – 4.99 Acres So Close Town.**

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

Lot 6 DP 31008 (2.02 Hectares – 4.99 Acres).

Moments from Kootingal & minutes to Tamworth, now is your chance to share, love & enjoy this small acreage property.

The proximity to schools, shops & conveniences is magical, and nothing feels far away.

3 Bedroom family home with 2 bathrooms, multiple living areas, stunning views, large vehicle shedding, a house yard with single fenced paddock.

Fast Facts:

- 3 Bedrooms all with built in robes.
- Ensuite bathroom to main bedroom.
- Modern kitchen with electric appliances.
- Choice of 3 x living areas.
- Family room could be used as a guest bedroom / office / rumpus.
- Rear entertainment decking, open and all weather covered.
- 6 kW, 18 panel solar system for the lowest power bills.
- Own bore filtered through granite sand.
- Fully insulated ceiling.
- Septic system. All council roadside waste services.
- Own water supply, bore and 1 x rainwater tank.
- Expected weekly rent \$600.

Council rates are approx. \$1,419.

There are no Council water rates.

Contact:

Listed By

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**Open for Inspection**

By Appointment.