

39 Graham St, Tamworth, NSW 2340

\$665,000 - \$685,000

House **3**  **2** 



A Fantastic Family Home or Smart Investment Opportunity

Offering comfort, practicality and a convenient location, this well-presented three-bedroom home is an excellent opportunity for families, first-home buyers or investors looking to secure a quality property.

Featuring updated flooring throughout, the home provides a fresh and welcoming feel with a functional layout designed for easy everyday living. All three bedrooms are well proportioned, while the living space offers plenty of room for the family to relax and enjoy.

A double garage with drive-through access provides excellent vehicle accommodation and easy entry to the backyard - ideal for trailers, additional vehicles or simply added convenience.

Positioned close to shopping complex, parks and everyday amenities, this is a location that makes family life easy.

Whether you're looking to invest or take that exciting first step into home ownership, this property presents an opportunity well worth considering.

Just a short drive from Tamworth's CBD. Over the years, Calala has flourished into a thriving, family-friendly community, now offering an excellent range of local amenities, including a supermarket, tavern, pharmacy, specialty shops and much more. With its welcoming neighbourhood atmosphere and everyday conveniences close at hand, it's easy to see why Calala continues to be such a popular place to call home.

- Three well-proportioned bedrooms
- Updated flooring throughout
- Comfortable family living
- Ducted evaporative air-conditioning and heat bank for year-round comfort
- Double garage with drive-through access
- Conveniently located close to shopping centre, parks and popular Calala Tavern
- Ideal investment or first-home opportunity

Open for Inspection

By Appointment.

Listed By

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