Knight Frank Tamworth
263 Peel Street,
Tamworth NSW 2340

45 Griffin Ave, Tamworth, NSW 2340

Sold - $541,000

House 3 1









Charming Home in Prime East Tamworth Location!

Discover the perfect blend of comfort and convenience in this delightful three-bedroom home, ideally situated in the sought-after East Tamworth area, just moments from the CBD. This property is not only a fantastic investment opportunity but also offers a wonderful living space with a reliable tenant already in place.

Open for Inspection

By Appointment.

Three spacious bedrooms, each room is designed for comfort and versatility, perfect for families or professionals.
Well-appointed bathroom and updated kitchen with dishwasher, gas cooktop, T-bar overlooking the living/dining, with easy access for residents and guests alike.
Convenient off-street parking ensures hassle-free living. Low maintenance yard allows you to enjoy your free time without the burden of extensive upkeep.

Split system air conditioning, keep cool in summer and warm in winter with efficient climate control, inviting gas heater ensures cozy winter nights. Pressed metal ceilings beautifully detailed ceilings in some rooms and the hallway add a touch of vintage charm and character to the home.

Don't miss out on this gem! Contact us today to arrange an inspection and experience the charm of this home for yourself.

- Enjoy the vibrant lifestyle that East Tamworth has to offer, with schools, parks, and shopping all within easy reach
- Character and comfort
- Popular East Tamworth location
- This charming home offers a wonderful opportunity for both first-time buyers and seasoned investors
- Currently tenanted with a great tenant until September 2026 at $400 per week
- Estimated rental return following September $480 - $500 per week
- The tenant would love to stay on for another 6-12 months approx

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.