Knight Frank Tamworth
263 Peel Street,
Tamworth NSW 2340

9/4 Anne St, Tamworth, NSW 2340

Sold - $350,000

Unit 2 1















Investment Opportunity Minutes From Tamworth CBD

Positioned in a convenient South Tamworth location, 9/4 Anne Street presents an excellent opportunity for investors, downsizers, or first home buyers seeking low-maintenance living. Constructed with durable brick and tile, this well-kept unit offers comfort, practicality, and everyday convenience within a tidy unit complex.

Open for Inspection

By Appointment.

This unit features two bedrooms, both complete with built-in wardrobes, along with a spacious living/dining area that creates a warm and comfortable atmosphere. Evaporative cooling & gas heating throughout the home provides seasonal comfort, while the well-appointed kitchen offers ample functionality. A generously sized laundry further enhances the practicality of the layout.

Vehicle accommodation is well catered for with a manual lock-up garage and adjoining carport, offering secure and convenient parking options.

This property presents a smart addition to any investment portfolio. Positioned close to schools, local amenities, and the Tamworth CBD, it provides the convenience and practicality tenants are actively seeking.

Great tenants in place currently paying $345 per week with rent review due in August. Expected rental return following August of $360 to $380 per week.

- Well sized practical bathroom
- Brick and tile construction in established unit complex
- Evaporative cooling & gas heating throughout
- Well-appointed kitchen with practical layout
- Spacious laundry with additional storage potential
- Manual lock-up garage plus carport
- Convenient South Tamworth location, walking distance to Coles Supermarket
- Less than 10 minutes from Tamworth CBD and under 5 minutes to local primary and high schools and parks

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

Listing Number: 3538497

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.