

130 Marius St, Tamworth, NSW 2340**Sold - \$640,000**

Medical/Consulting

**TAMWORTH CBD – Standout Landmark Location.**

St. Austel House was built approx. in the 1920's and today is one of Tamworth's most recognised CBD locations on the roundabout of Marius & Darling Streets.

This is a prominent blue-chip commercial location with guaranteed daily high passing traffic exposure and high branding visibility awareness.

Set on 607 mtr block with scope for extension to its current footprint (subject to council approval), the property has dual street frontage and dual street vehicle access to Marius & Darling Streets with existing multiple off street open car parking.

Zoned 'MU1 Mixed Use', now is your opportunity to secure this rarely offered & seldom found property site location.

Fast Facts:

- This is a Freehold sale with vacant possession.
- Pre-sale building & pest inspection reports available.
- Excellent overall condition.
- New colourbond roofing in 2009.
- Basic kitchen.
- Bathroom with 2 separate toilets.
- Floor plan offers numerous multi-use options.
- Back to base security installed.
- Numerous wall mounted split systems.
- 3 Chimneys – 2 fire places with mantel pieces.
- Timber floorboards.
- 2 French doors opening to verandah's.
- 11ft Ornate ceilings.
- 2 Mains power connections.
- Noted as a property of Heritage interest.
- Current use is Tamworth Taxi Base

Listed By

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**Open for Inspection**

By Appointment.