






44 Phillip Street, West Tamworth

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## Comfortable Family Living in Convenient West Tamworth Location

This well-presented three-bedroom home with an additional study offers comfortable, practical living in a convenient location. Featuring an updated kitchen, multiple split system air conditioners, and a functional layout, this property is ideal for families or tenants needing a little extra space to work from home.

The modern kitchen provides ample storage and generous bench space, with an adjoining dining area perfect for everyday living. The main bedroom is equipped with a wardrobe, ceiling fan, and its own split system air conditioning for year-round comfort. The second bedroom includes a ceiling fan, while the third bedroom features built-in robes.

The bathroom offers a shower with a separate toilet for added convenience. Outside, you'll find a fully enclosed rear yard along with a single garage space, providing secure parking and room to enjoy the outdoors.

Located in West Tamworth, this home offers easy access to local

**FOR RENT**  
\$490.00 Per Week

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

shops, schools, and amenities.

Property Features:

- 3 bedrooms + small study room
- Updated kitchen with excellent storage and bench space
- Adjoining dining area
- Split system air conditioning
- Ceiling fans throughout
- Bathroom with separate toilet
- Enclosed rear yard
- Single garage space

**MORE DETAILS**

Property ID                   AXDHTE  
Property Type               House

**Hope Blayden-Frost**

Leasing Consultant | [leasing.tamworth@ljhooker.com.au](mailto:leasing.tamworth@ljhooker.com.au)

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