# Manilla, 85 Arthur Street

## Spacious Three Bedroom Home with Development Potential

3 | 1 | 1

**For Sale**
By Negotiation

**View**
ljhooker.com.au/9TDHTE

**Contact**
**Samuel Spokes**
0475 843 042
sam.spokes@ljhooker.com.au

**Cassie Semple**
0429 580 081
cassie.semple@ljhooker.com.au

This charming three bedroom, one bathroom home at 85 Arthur Street, Manilla is perfect for families, retirees, or potential investors. Upon entering, you're welcomed into a cozy living space highlighted by a wood fireplace, providing warmth during the colder months. The split system unit ensures year-round comfort, offering both heating and cooling options to maintain the ideal temperature in any season.

The large kitchen is well-appointed, it provides plenty of bench space and storage cabinets, making it ideal for those who love to cook and entertain. The kitchen's generous size allows room for casual dining, making it the heart of the home where family and friends can gather.

The three bedrooms are comfortably sized, offering enough space for relaxation and privacy. The single bathroom is functional and conveniently located.

LJ Hooker

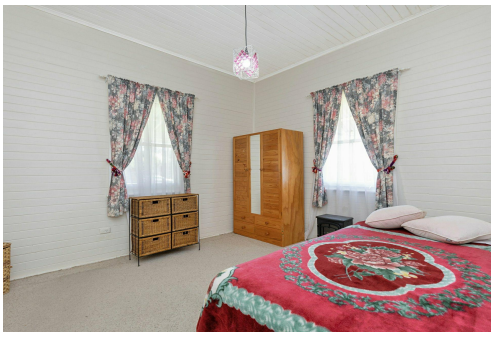
**LJ Hooker Tamworth**
**(02) 6767 1710**

**Disclaimer:** 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.

Outside, the property sits on an impressive 2,023sqm block, offering an abundance of space for outdoor activities or future projects. The large backyard is perfect for gardening, family gatherings, or simply enjoying the peaceful surroundings. This expansive lot also opens the door for subdivision opportunities, making it an excellent choice for buyers looking to invest or develop in the future.

In addition to the spacious yard, the home includes a single lock-up garage for secure parking, along with a garden shed that provides extra storage for tools and equipment. The property is ideally positioned just a short walk to local shops, schools, and the community swimming pool. For those looking for easy access to the city, Tamworth is only a 25 minute drive away, offering all the conveniences.

Overall, 85 Arthur Street is a well-rounded home that combines comfort, space, and future potential, making it an excellent choice for anyone seeking a relaxed lifestyle close to all essential amenities.



## More About this Property

| | |
|---|---|
| **Property ID** | 9TDHTE |
| **Property Type** | House |
| **Land Area** | 2023 m² |
| **Including** | Air Conditioning<br>Toilets (1)<br>Fire Place<br>Fully Fenced |

**Samuel Spokes 0475 843 042**
Licensee, Director - Sales Representative | sam.spokes@ljhooker.com.au
**Cassie Semple 0429 580 081**
PA to Sam Spokes | cassie.semple@ljhooker.com.au

**LJ Hooker Tamworth (02) 6767 1710**
199 Peel Street, TAMWORTH NSW 2340
tamworth.ljhooker.com.au | tamworth@ljhooker.com.au



**Disclaimer:** 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.