



16B Rawson Avenue, North Tamworth




## Fully Renovated North Tamworth Gem with Shed & Side Access

Positioned in a sought-after North Tamworth location, this beautifully renovated three-bedroom home offers the perfect blend of modern comfort, practicality and charm on a generous 651sqm block.

Inside, you'll find three well-sized bedrooms, all featuring built-in robes, while polished timber floorboards flow throughout the living areas, complemented by soft carpet in each bedroom. The stylishly updated interior is designed for comfortable living, with a reverse cycle split system, wood fireplace and ceiling fans ensuring year-round climate control.

Step outside and enjoy the undercover entertaining area, perfect for hosting family and friends or simply relaxing while overlooking the backyard. Adding exceptional value to the property is the large two-bay shed complete with an additional toilet and shower, making it ideal for tradies, hobbyists or those seeking extra space for guests or projects. Side access provides convenient entry to the backyard and shed.

Located in a highly desirable pocket of North Tamworth, close to schools, shops, medical facilities and the CBD, this move-in-ready

3  2  2 

**FOR SALE**  
By Negotiation

**VIEW**  
By Appointment

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

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

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

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**

home presents an outstanding opportunity for families, first home buyers and investors alike.

### MORE DETAILS

Property ID	B6BHTE
Property Type	House
Land Area	651 m2
Including	Toilets (2)

#### 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

