



## South Tamworth, 12 Churchill Street

Calling First Home Buyers & Investors

Discover this welcoming three bedroom, one bathroom home, an ideal opportunity for both investors looking to expand their portfolio and first-time buyers ready to step into home ownership. Situated on a spacious 734sqm block in the South Tamworth neighbourhood, this property promises convenience, comfort, and future potential.

Each bedroom is equipped with built-in robes providing ample storage space. The property also including ceiling fans, and a reverse cycle split system, ensuring year-round comfort. The cozy, light-filled living areas create a warm and inviting ambiance perfect for relaxing or entertaining.

Outdoors, a single carport offers sheltered parking, and a generous backyard provides space for family gatherings, pets, or further landscaping ideas. A practical garden shed adds extra storage, ideal for tools, sports equipment, or a hobbyist's workspace.

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**For Sale**  
\$449,000

**View**  
[ljhooker.com.au/9WXHTE](https://ljhooker.com.au/9WXHTE)

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**LJ Hooker Tamworth**  
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**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.

With its proximity to local schools, parks, shopping, and public transport, this property blends functionality and convenience, making it a fantastic addition to any investment portfolio or a perfect, low-maintenance first home. Don't miss this opportunity to secure a solid investment in South Tamworth!

## More About this Property

<b>Property ID</b>	9WXHTE
<b>Property Type</b>	House
<b>Land Area</b>	734 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Dishwasher Fully Fenced

### Samuel Spokes 0475 843 042

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