



30 Phillip Street, West Tamworth

## Comfort, Convenience, and Investment Potential

Positioned in a convenient pocket of West Tamworth, 30 Phillip Street presents a well-appointed home that perfectly balances comfort, functionality, and low-maintenance living.




Set on a 435sqm block, this thoughtfully designed residence offers three bedrooms, with the main bedroom serving as a private retreat complete with a walk-in wardrobe and an ensuite.

The heart of the home features a light-filled living and dining space, complemented by ducted reverse cycle air conditioning and ceiling fans to ensure comfort in every season. The well-equipped kitchen includes gas cooking, ideal for those who enjoy both everyday convenience and entertaining.

Step outside to an undercover deck, providing the perfect space for year-round entertaining or relaxed outdoor living.

Adding further practicality, the home includes a central bathroom, a separate laundry with an additional toilet, and a single car garage.

Perfectly suited to first home buyers, downsizers, or investors, this

3  2  1 

**FOR SALE**  
\$645,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

property delivers a relaxed lifestyle in a location close to local amenities, schools, and the Tamworth CBD.

## MORE DETAILS

Property ID	B10HTE
Property Type	House
Land Area	435 m2
Including	Toilets (3)

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