



## West Tamworth, 42 Gunnedah Road

### Charming Three-Bedroom Home with Modern Comforts in West Tamworth

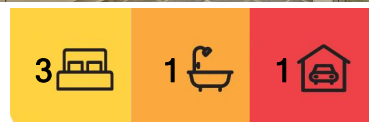
Welcome to 42 Gunnedah Road, West Tamworth - a charming three-bedroom, one-bathroom home perfectly positioned on an 816sqm lot. This well-maintained residence offers a blend of comfort and convenience, making it an ideal choice for families or investors.

The interior features a spacious living area equipped with evaporative cooling, a reverse cycle unit, and gas heating, ensuring year-round comfort. The kitchen is functional and well-appointed, seamlessly connecting to the dining area, perfect for family meals and entertaining.

Each of the three bedrooms is generously sized, providing ample space for relaxation and privacy with built-in robes. The bathroom is well-maintained and conveniently located to serve all bedrooms.



**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.



**For Sale**  
\$450,000

**View**  
[ljhooker.com.au/9CNHTE](http://ljhooker.com.au/9CNHTE)

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

Outside, you'll find a single garage and a large shed, offering plenty of storage or workshop space. The property is also fitted with 10.6 kw solar panels, enhancing energy efficiency and reducing utility costs.

Situated in the desirable West Tamworth area, this home is close to local amenities, schools, and public transport, providing a convenient lifestyle in a friendly neighbourhood.

Don't miss the opportunity to make this delightful property your own!

## More About this Property

<b>Property ID</b>	9CNHTE
<b>Property Type</b>	House
<b>Land Area</b>	816 m <sup>2</sup>

### Samuel Spokes 0475 843 042

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### LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340

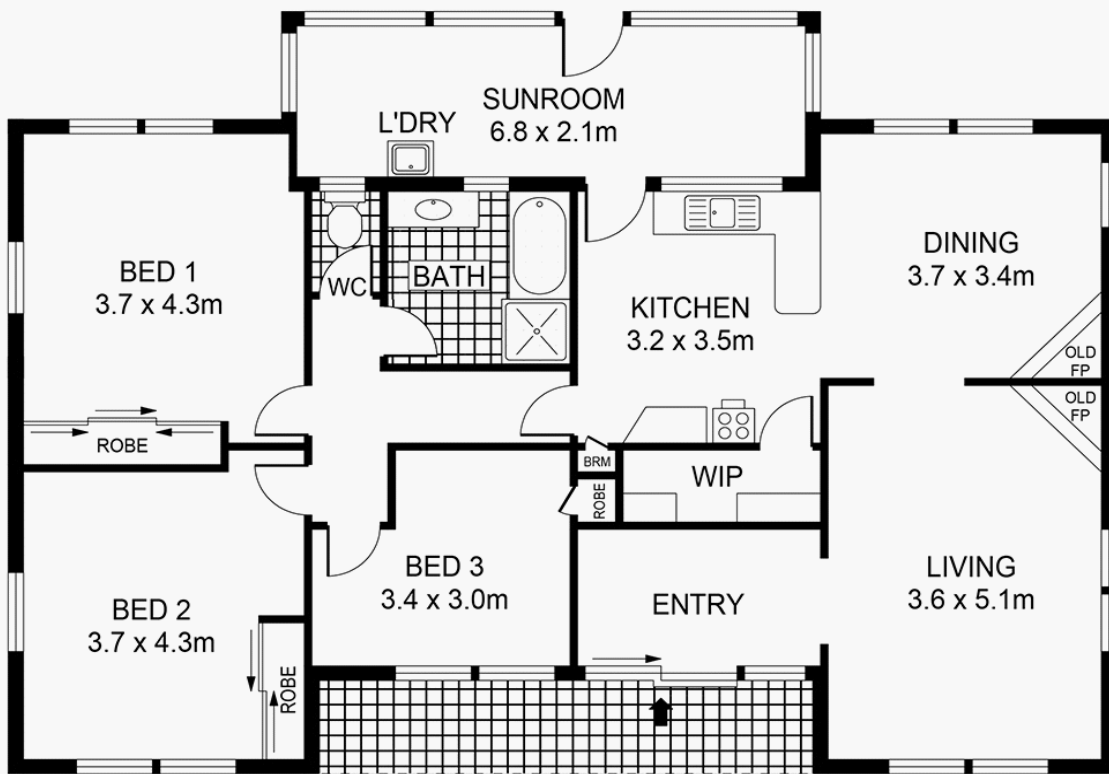
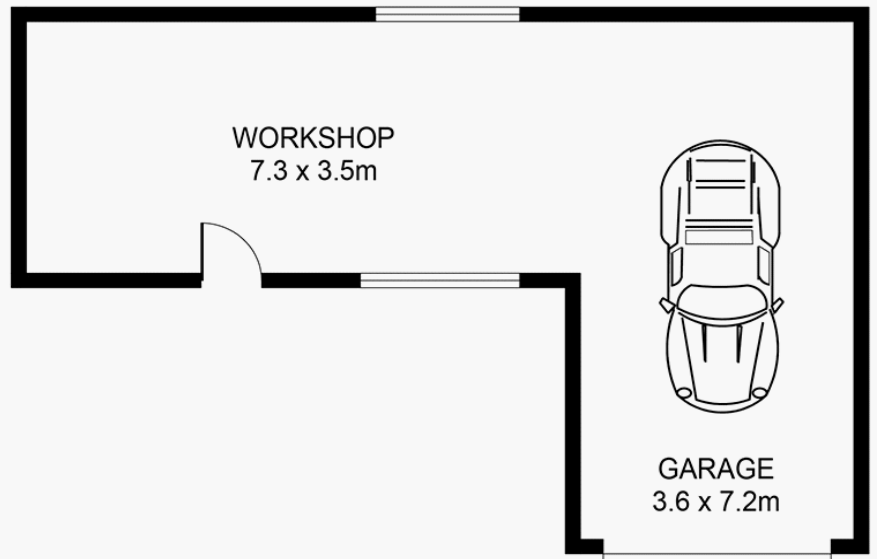
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# 42 Gunnedah Rd, WEST TAMWORTH



Plan(s) shown are indicative only of layout. Dimensions are approximate.  
No warranties or guarantees are given. Interested parties should rely on their own inquiries.  
Floor plan by Protophography.net.au



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