



24 Back Kootingal Road, TAMWORTH, NSW 2340

THIS ONE HAS IT ALL - GRANNY FLAT, SHEDDING & SO MUCH MORE

Nestled in the peaceful village of Nemingha, this beautifully presented home combines comfort, space, and modern updates. A highlight is the newly renovated bathroom, featuring contemporary fixtures and a fresh, stylish design. The property offers multiple living areas, providing plenty of room for the whole family, alongside a practical kitchen with ample storage. All bedrooms are generously sized and include built-in wardrobes, ensuring plenty of storage for everyday living. Ceiling fans, a cozy fireplace, and ducted reverse cycle air conditioning provide year-round comfort.

The home flows effortlessly onto a large covered rear entertainment area, surrounded by beautifully maintained landscaped gardens - an ideal spot to relax or entertain family and friends. The property also features a substantial 12x12m shed with plenty of room for vehicles, storage, or a workshop, as well as several smaller sheds for additional storage or garden equipment. A fully self-contained granny flat adds flexibility, offering privacy for extended family, visiting guests, or the potential for rental income.

Set on a generous 3456sqm parcel of land, just minutes from Tamworth, 24 Back Kootingal Road perfectly blends rural charm with modern convenience. Whether you're seeking a family home or a lifestyle change, this property is not to be missed.

TYPE: Auction

INTERNET ID: L11648677

AUCTION DETAILS

6:00pm, Thursday
November 6th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
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Additional features:

- Plantation shutters throughout
- Dedicated linen/storage room
- Solar 3KW
- Rain water tanks
- Bore
- Rural views
- Council rates \$425 per quarter
 - Land Area 3,456.00 square metres
 - Bedrooms: 4
 - Bathrooms: 2
 - 8 car garage
 - Floorboards







