

## 23 Janelle Street, TAMWORTH, NSW 2340

### ENTERTAINERS DELIGHT

Set on a generous 906sqm block, this 4-bedroom home offers comfortable family living with a versatile layout. The converted garage creates a flexible fourth bedroom, while open-plan living is enhanced by a cosy fireplace, evaporative cooling, and easy-care tiled areas.

Outdoors is ideal for entertaining, with a big covered patio overlooking the large yard. Rear access to a big shed, raised garden beds and a cubby house, adds practicality and lifestyle appeal.

#### Property Highlights:

- 4 bedrooms, all with built-in wardrobes
- Family bathroom with bath, shower & separate toilet
- Converted garage as a versatile 4th bedroom plus storage
- Open-plan living with fireplace & evaporative cooling
- Tiled living areas, carpeted lounge & bedrooms

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** L15934729

#### AUCTION DETAILS

6:00pm, Thursday October 16th, 2025

#### CONTACT DETAILS

**Elders Real Estate  
Tamworth**  
247 Peel Street  
Tamworth, NSW  
02 6766 1666

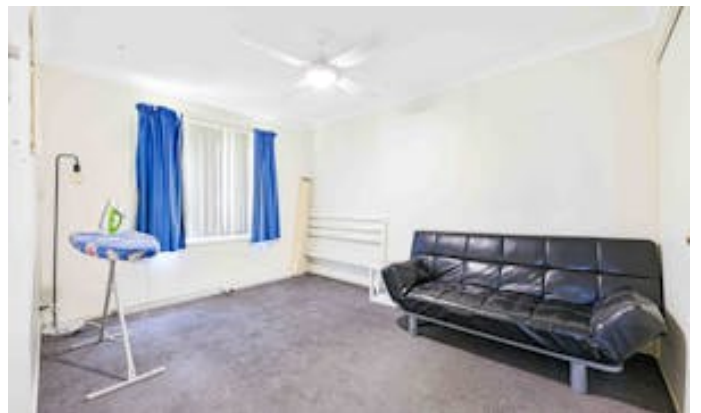
**Jacob Hart**  
0467777535

- 906sqm block with rear yard access
- Large covered entertaining area
- Rates \$845 per quarter

This property is suited for a savvy investor, family or first home buyer.

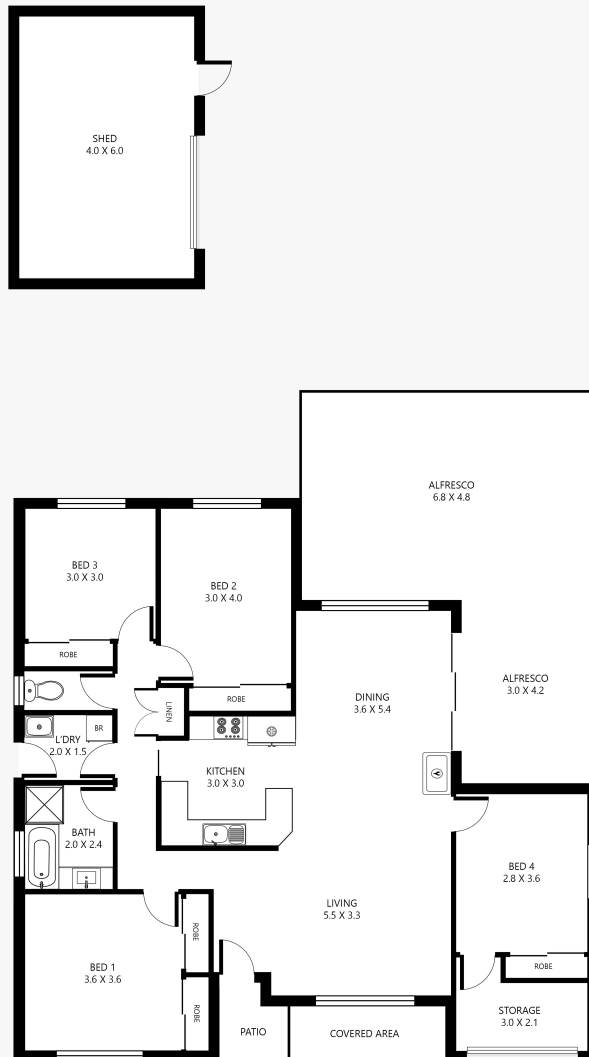
Call today for inspection times.

- Land Area 906.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Floorboards





23 Janelle Street, South Tamworth



Disclaimer: This plan is not to scale and is for illustrative purposes only. Measurements are approximate only. Placement of doors, windows and all other items are approximate. Elders gives no guarantee or warranty as to the accuracy or layout. Any person using this information should rely on their own enquiries.