



8 Church Street, TAMWORTH, NSW 2340

Traditional Charm Meets Contemporary Comfort with Additional Unit

Combining traditional character with contemporary updates, this centrally located gem offers style, comfort and convenience in one impressive package. From the moment you arrive, the home's immaculate street appeal stands out, with beautifully maintained private gardens and a classic bullnose roofline creating a warm and welcoming first impression.

Inside, the home features three spacious bedrooms, all with built-in wardrobes and two with reverse cycle air conditioners, a renovated bathroom, and an immaculate granite kitchen that blends quality with everyday practicality. The living spaces offer year-round comfort with reverse cycle air-conditioning and a cosy fireplace, making the home inviting in every season.

Entertaining is easy, with a private front entertaining area perfectly positioned to enjoy the morning sun, while the large rear verandah captures impressive views across the riverside sporting fields. Downstairs, offers a brand new self-contained unit complete with reverse cycle split system air conditioner, which is perfect for extra income, Airbnb or a perfect spot for the extended family or guests.

Set within walking distance to the CBD and a stones throw away from schools, sporting

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TYPE: For Sale

INTERNET ID: L18942446

SALE DETAILS

\$849,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
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fields and Tamworth Shopping World, this property is a rare combination of dual key living.

Attractive Features:

- Newly renovated bathroom
- Immaculate granite kitchen
- 8.5kW solar system
- Reverse cycle air-conditioners
- Fireplace
- Private front entertaining area
- Large rear verandah with city views
- Downstairs self-contained unit
- Large, terraced backyard
- Garden shed
- Drive-through access
- Walking distance to the CBD, schools, sports fields and Tamworth Shopping World
- Rates \$2840 pa* (approx.)

Contact Elders for inspection times today

- Land Area 740.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single carport
- Floorboards







8 Church Street, West 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 not represented. Elders gives no guarantee or warranty as to the accuracy of layout. Any person using this information should rely on their own enquiries.