



5 Lawrence Avenue, TAMWORTH, NSW 2340

THE PERFECT HIDEAWAY WITHIN MINUTES TO OUR BEAUTIFUL CITY

Escape to your own oasis where home life is enhanced by peaceful country living with this great lifestyle property in Kingswood, perched high on a little over an acre with panoramic views over Tamworth and distant views of surrounding mountain landscapes.

With convenient entry from the covered drive through driveway you will arrive at the heart of the home and be greeted by the spacious kitchen, beautifully finished with near new modern appliances to inspire every meal for family gatherings.

Open plan living and dining areas framed by expansive glass doors and windows framing the beautiful vista and overflowing your living space onto the full-length deck for you to enjoy weekend BBQs, or time spent with family and friends and morning coffees whilst watching the sun peak over the distant ranges bringing into the focus the views that Kingswood is known for.

With no light pollution, the ability to star gaze from the comfort of the deck at night whilst watching the milky way silently pass overhead will make you will quickly forget that you are so close to the conveniences of future infrastructure planned for Tamworth less than 10 minutes-drive away.

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: For Sale

INTERNET ID: L23429165

SALE DETAILS

\$995,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
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Glenda Douglas
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The luxurious master suite enjoys its own private wing, complete with an expansive walk-in robe and ensuite. Two more generous bedrooms, one with its own walk-in robe, are thoughtfully positioned at the opposite end of the home along with the main bathroom. Peace of mind and security is assured with a hardwired installed security system monitoring all aspects of the home.

Creativity and relaxation meet in the separate 5.5m x 4.0m studio, again with its own deck - a wonderful space warmed by a woodfire and complete with a bathroom and kitchenette. Ideal guest accommodation or studio for those that enjoy craft activities, or it could be turned into a home gym/office, the possibilities are endless.

The property boasts additional secure car storage with a 10m x 6.8m powered shed with attached carport for the boat or caravan. and additional parking for all of your toys. Sustainable living for the future is assured with a large established vegetable plot serviced by both mains water and gravity fed water tank.

Great lifestyle property for those just starting out, the growing family or retiree for that matter. Make sure this one is on your list to inspect. 5 Lawrence Avenue Kingswood Kingswood is not just a home, it's a lifestyle and one that will cultivate and embrace the memories that you will create in this property and hold dear for years to come.

Other Features include :

- * Prestigious Kingswood estate
 - * Drought tolerant plants and established shaded trees
 - * Fire Pit for winter family & friend get togethers
 - * Fully insulated Studio
 - * NBN Connected
 - * Near new oven, range and cooktop
 - * Near new evaporative ducted cooling system
 - * 3 Water Tanks plus mains water that service the house, gardens and vegetable patch
 - * Large Vegetable patch fit for a home horticulturalist
 - * Potential for subdivision subject to Council Approval, and with all the future infrastructure planned for close to this suburb you can land bank for the future
- Land Area 4,337.00 square metres
 - Bedrooms: 3
 - Bathrooms: 3
 - Car Parks: 2
 - 7 car garage
 - Single carport
 - Ensuite
 - Floorboards





