



91 Edward Street, TAMWORTH, NSW 2340

Spacious Family Home in Hillvue with the Lot

This beautifully presented and maintained four bedroom, three bathroom double brick home is the epitome of luxury and comfort. Boasting a spacious land area of 928 sqm (approx.)*, this property offers ample space for your family to grow and thrive. With a neutral colour palette throughout any furnishings you may have will suit. Tiles throughout the heavy traffic area and carpet everywhere else.

As you step inside, you will be greeted by a warm and inviting atmosphere in the formal living area which leads into the beautifully updated kitchen that is equipped with top-of-the-line appliances and ample storage space. This then flows onto the formal dining area that is perfect for entertaining guests or simply enjoying quality time with your loved ones.

Three of the four bedrooms are all generously sized and feature built-in robes, providing plenty of storage space for your belongings. The master bedroom comes complete with a gorgeous new ensuite and huge walk in robe ensuring privacy and convenience. With a total of three bathrooms there will never be a queue for the bathroom in the morning rush. As an added bonus there is the downstairs rumpus room or guest accommodation complete with its own ensuite.

TYPE: For Sale

INTERNET ID: L27858645

SALE DETAILS

\$749,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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Glenda Douglas
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This property also offers the convenience of a double carport with electronic gates, providing secure parking for your vehicles and additional storage space. The ducted reverse cycle air conditioning ensures year-round comfort, keeping you cool in the summer and warm in the winter. Three zoned gas hot water controls plus three gas points. Security system complete with cameras. You won't need to worry about electricity accounts with the bonus 5.6 kilowatt solar system with full panel monitoring - each panel can be viewed allowing you to see exactly what you are saving on.

Outside in the fully fenced and private backyard there is a huge shed (3m x 8m)* and covered BBQ area, a great space for the kids to play Tennis, Basketball or even the new craze Pickle Ball. There is even a paved area for chess or checkers!! This home has everything, and an inspection is a must.

Located in Hillvue, this property is close to schools, parks, and shopping centres, making it the perfect place to call home.

Don't miss out on the opportunity to own this beautiful house. Contact us today to arrange a private inspection and make this property your dream home!

- Land Area 928.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Floorboards



