



32 Warrah Drive, TAMWORTH, NSW 2340

Live in Calala's Finest Pocket

Tucked quietly into one of Calala's most sought-after pockets, 32 Warrah Drive opens with a warm, welcoming first impression. Neat, mature gardens, a wide front lawn and a timeless brick facade set the tone for a home that instantly feels cared for. Step inside and the space opens gently around you, beginning with a relaxed flow toward the heart of the home, where natural light, generous proportions and practical family living take centre stage. This home has also been thoughtfully built with disabled access in mind, Flat home, wide access and hallways even the bathrooms are set up, making this property perfect for those seeking that specialised space.

The kitchen anchors this space beautifully, offering impressive preparation areas, gas cooking, excellent storage and a central island that invites conversation. It overlooks a broad open-plan family and dining zone, making daily living and entertaining effortless. Beyond this space, a second living room adds valuable separation, offering the ideal media retreat or quiet evening escape away from the main hub, and with ducted reverse cycle air-conditioning throughout the home, everyone can enjoy year round comfort.

Accommodation is thoughtfully placed, with a spacious master suite positioned to enjoy privacy at the rear of the home, it comes complete with a walk-in robe and ensuite. Four additional bedrooms provide excellent versatility for growing families, guests or

TYPE: For Sale

INTERNET ID: L31384682

SALE DETAILS

\$985,000

CONTACT DETAILS

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hobbies. An oversized home office with built-in cabinetry adds even more flexibility, giving you a ready-made workspace without sacrificing a bedroom.

Step outdoors and the lifestyle factor lifts again. A generous covered alfresco area enjoys relaxing open farmland views and is perfectly set up for entertaining, featuring a high-quality built-in outdoor kitchen complete with storage, generous bench space and an integrated barbecue and outdoor fridge. This area connects to a standout bonus: an impressive shed with an adjoining high-clearance carport, ideal for boats, caravans, trailers or trades. Whether you need a secure workshop, dedicated storage or a home for weekend toys, the functionality on offer is hard to beat.

The location completes the package. You are within minutes of Calala's shops, dining, medical services, childcare and both public and private schooling options, all while enjoying a quiet street surrounded by quality homes and long-term residents.

Premium space, real practicality and a home that feels ready to live in from day one. 32 Warrah Drive delivers the kind of opportunity that rarely lingers, showcasing an effortless example of Calala living at its best.

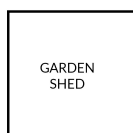
- Land Area 780.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 5 car garage
- Ensuite
- Floorboards







32 Warrah Drive, Calala



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.