



141 Tregarthen Road, TAMWORTH, NSW 2340

SPACE, STYLE & SERENITY

2.44 hectares, 6.03 acres

AREA: 2.44* hectares or 6* acres

SITUATION: Positioned just 11*km from the Tamworth CBD and 424*km to Sydney, this property is nestled in a quiet street within the rapidly developing Moore Creek area. Tamworth offers excellent educational, medical and recreational facilities, along with endless job opportunities as the regional city continues to thrive.

HOME: The four bedroom brick home has been well designed offering open plan living with dining and family rooms free flowing from the kitchen and a separate media/living room for extra space. The kitchen has been meticulously designed with Caesarstone benchtops and a waterfall island bench overlooking the family room, with ample storage in the kitchen and all the modern appliances offering complete comfort. All rooms feature ceiling fans and zoned reverse cycle air conditioning, along with a Saxon woodfire to ensure year-round comfort. The main bedroom located at one end of the house features a large walk-in robe and ensuite with floor to ceiling tiles. At the opposite end you will find the second bedroom with its own walk-in robe and ensuite which makes perfect for when guests or extended family come to stay. Additionally, the

TYPE: Auction

INTERNET ID: L32922622

AUCTION DETAILS

6:00pm, Thursday
November 6th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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Tamworth, NSW
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other two bedrooms have built in wardrobes with the office offering extra space for a fifth bedroom if needed. The main bathroom features a shower and bath, with the laundry conveniently positioned next door. The home is in a class of its own with all rooms featuring great views to the surrounding landscape.

ENTERTAINMENT: The property offers excellent entertainment options, including a covered veranda overlooking the front of the property and separate patio flowing from the living space. Additionally, there is a spacious covered entertainment area featuring a custom designed stainless steel kitchen with a built in Weber, all overlooking the magnesium pool with deck and shade sale.

INFRASTRUCTURE: The property's infrastructure is well-appointed, featuring a 7.5m x 9.0m garage with roller doors, providing ample space for vehicles or a workshop. A large 16m x 12m shed includes two open bays and two fully lockable bays with concrete flooring. Additional storage is available in a garden shed, perfect for a lawn mower and tools. The fully fenced raised vegetable garden is shaded by a sail, and the property's fencing is in good condition and fully secure. Rainwater is supplied via multiple tanks, offering a generous 162,500 litres of storage.

REMARKS: This meticulously maintained property features established fruit and ornamental trees alongside a well kept native garden, providing space and tranquillity. It boasts numerous key features both indoors and outdoors that must be seen to be fully appreciated. Genuine vendors who have purchased elsewhere, now offer you the next opportunity to own this slice of paradise. The property will be offered at public auction 6 November 2025 unless sold prior.

- Land Area 2.44 hectares
- Bedrooms: 4
- Bathrooms: 5

HOMESTEAD

Bedrooms	4
Bathrooms	5





