



1 Iris Close, KOOTINGAL, NSW 2352

QUALITY, CONVENIENCE AND METICULOUSLY MAINTAINED - ALL WITHIN A QUIET CUL-DE-SAC

Welcome to 1 Iris Close, a beautifully presented three-bedroom home where comfort meets lifestyle in a peaceful, family-friendly setting.

Set on an ideal 537m² block (approx.), this home offers an inviting open-plan design that flows effortlessly from the modern kitchen and living area to the covered alfresco, perfect for weekend barbecues, morning coffees, or relaxed evenings with family and friends.

Each of the three bedrooms includes built-in robes, while ducted reverse-cycle air conditioning ensures comfort through every season. The extra-large single lock-up garage with internal access adds everyday convenience, and the secure backyard provides a safe haven for kids and pets to play freely.

Whether you're a first home buyer, investor, downsizer, or growing family, this home offers the perfect balance of space, comfort, and community.

TYPE: For Sale

INTERNET ID: L35465278

SALE DETAILS

\$589,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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Tamworth, NSW
02 6766 1666

Tom Sattler
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Don't miss your chance to make 1 Iris Close, Kootingal your next home.

Additional features:

- Quality-built home
- Undercover alfresco area
- Rainwater tank
- Close to shops, school, and amenities
- Rental appraisal: Contact Agent
- Rates: \$428 per quarter

Location Highlights:

- Just steps to local shops, school and child care facilities, swimming pool and more.
- Conveniently positioned in a quiet cul-de-sac
- Walking distance to local Cafe, Bowling club, the renowned Kootingal Hotel and other amenities

This three-bedroom home is an excellent opportunity for those seeking a move-in-ready home or a secure investment in a thriving community.

Be quick and enquire today!

- Land Area 537.30 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards



