



## 3 Orana Place, TAMWORTH, NSW 2340

### PRIME LOCATION, SPACE AND FAMILY COMFORT

Set on a generous 665sqm (approx.) block in a quiet and family friendly Oxley Vale cul-de-sac, this well maintained four bedroom home presents an excellent opportunity for families, upsizers or investors seeking space, comfort and convenience.

Stepping inside reveals a practical and spacious floorplan designed for everyday living. Multiple living areas include a separate dining space and a large open family room featuring raked ceilings, creating a wonderful sense of light and space. The functional kitchen connects seamlessly with the main living zones, ideal for family life and entertaining.

The home offers four bedrooms, including three generously sized rooms. The main bedroom features a built-in wardrobe and ensuite, while another large bedroom is complete with a walk-in wardrobe. The home is serviced by two bathrooms plus an additional third toilet, offering excellent convenience for family living.

Outside, the private and low maintenance backyard provides a secure space for kids, pets or relaxed entertaining, while the double garage offers convenient internal access to the home.

**TYPE:** For Sale

**INTERNET ID:** L35641039

#### SALE DETAILS

**\$694,000**

#### CONTACT DETAILS

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Tom Sattler**  
0423639665

Ideally positioned just minutes from Tamworth Hospital, schools, daycare centres, local shopping precincts and Tamworth CBD, this location continues to be highly sought after for its lifestyle convenience.

A spacious family home in a premium Oxley Vale location, this is an opportunity not to be missed.

Key features:

- Two bathrooms plus an additional third toilet
- Multiple living areas, including a large open family room with impressive raked ceilings.
- Separate dining area
- Double garage with internal access
- Private, easy-care backyard
- 665sqm (approx.) block in a quiet cul-de-sac
- Minutes to hospital, schools, shopping, daycare and Tamworth CBD
- Council rates \$660 per quarter\*
- Rental appraisal TBC

Enquire today to arrange your inspection.

\* (approx)

- Land Area 663.50 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards









