



## 31 Mulga Place, TAMWORTH, NSW 2340

### NEW FEELS BEST!

Welcome to your brand-new family haven, perfectly crafted for comfort, space, and style. Whether you're a growing family or a savvy investor seeking exceptional depreciation benefits, this modern residence ticks every box.

Set on a generous 1,320sqm block, this home offers a rare combination of size, functionality, and fresh finishes - all wrapped in a sleek, contemporary facade.

#### Property Features:

- 4 spacious bedrooms, including a luxurious main with walk-in robe, double vanity ensuite, and large shower
- Light-filled open-plan living plus a private theatre room - perfect for family movie nights or quiet retreats
- Designer kitchen with gas cooktop, dual draw dishwasher, modern appliances, and plenty of bench space for entertaining
- Reverse cycle ducted air conditioning for year-round comfort

**TYPE:** For Sale

**INTERNET ID:** L35880422

#### SALE DETAILS

**\$869,000**

#### CONTACT DETAILS

**Elders Real Estate  
Tamworth**  
247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Jacob Hart**  
0467777535

- Natural gas connection for cooking
- Power points throughout fitted with USB and USC ports
- Dual rainwater tanks c/w pump
- Double garage with internal access
- Rear yard access for future shed or pool

Enjoy the ease of brand-new everything with no maintenance needed for years to come.

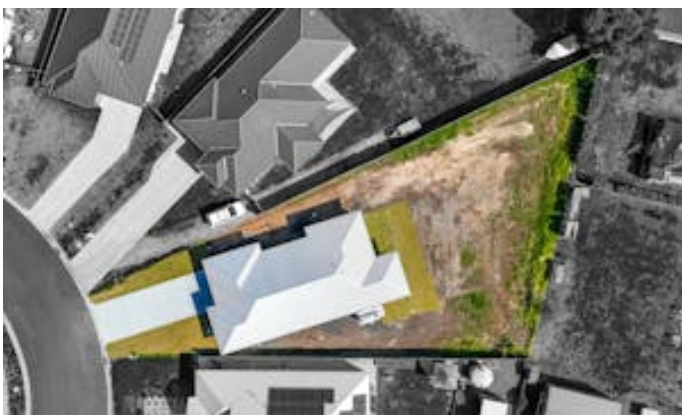
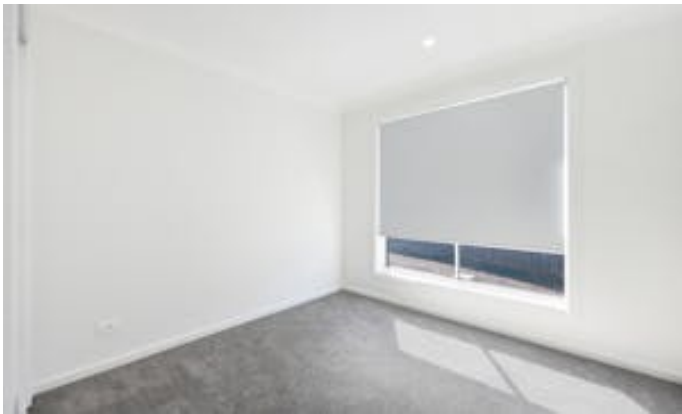
Located in a quality new estate and only minutes to the new Windmill Hill Town Centre and Schools

Brand new, never lived in - be the first to call this one home!

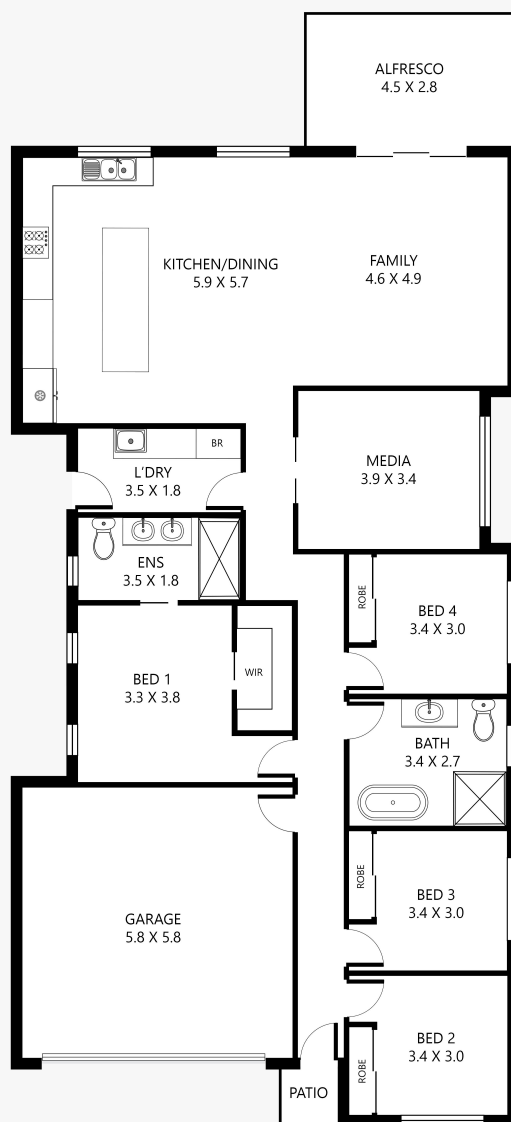
- Land Area 1,320.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards







## 31 Mulga Place, Moore Creek



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.