



## 42 Eagle Avenue, TAMWORTH, NSW 2340

### Great Property, Great Location, Great Opportunity

Situated on a generous, low-maintenance block in the popular Lampada Estate, this modern four-bedroom home delivers a practical layout, quality finishes and the added bonus of a separate shed, all within one of Tamworth's most consistently in-demand suburbs.

The heart of the home is the open-plan kitchen, dining and living area, designed for everyday comfort and easy entertaining. The kitchen features stone benchtops, a large island and excellent storage, overlooking the main living space and flowing seamlessly to the covered alfresco and backyard.

The master bedroom is positioned privately and features an ensuite and true his & hers walk-in robes, while the remaining bedrooms, serviced by a modern central family bathroom, are well sized with two featuring built-in robes.

Outside, the fully fenced yard is neat, practical and easy to maintain, with room for kids or pets. A separate single shed (approx. 3.6m x 5.5m) provides excellent storage or workspace, complemented by a double lock-up garage and additional off-street parking. Solar panels further enhance the home's long-term efficiency.

**TYPE:** For Sale

**INTERNET ID:** L37663318

#### SALE DETAILS

**\$769,000**

#### CONTACT DETAILS

**Elders Real Estate  
Tamworth**

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Calala, considered one of Tamworth's most family-friendly suburbs, residents enjoy close proximity to quality schools, local shops, Calala Tavern and sporting facilities, with Tamworth CBD just a short drive away. Adding to the area's appeal is the ongoing commercial and retail development along Goonoo Goonoo Road, including major retail and service offerings, improving convenience and supporting future growth in the surrounding area.

With vendors that are re-locating this makes a great opportunity to secure a quality home in a quality suburb.

- Land Area 700.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards







