



86 Meadow Banks Drive, TAMWORTH, NSW 2340

INCOME POTENTIAL WITH APPROVED GRANNY FLAT

2.31 hectares, 5.71 acres

Set on approximately 2.31* hectares or 5.7* acres in one of Tamworth's most desirable lifestyle locations, 86 Meadow Banks Drive offers space, privacy and flexibility just minutes from the CBD.

Positioned amongst established gardens and mature shade trees, the property features a spacious four-bedroom brick home plus office, thoughtfully designed to capture natural light and picturesque rural views. The recently renovated kitchen with large island bench forms the heart of the home, flowing seamlessly into the open-plan living and dining areas. Multiple living spaces, a woodfire and reverse-cycle air conditioning ensure year-round comfort.

A standout feature is the separate three-bedroom granny flat with study that has been approved by council, providing excellent accommodation for extended family, guests or the opportunity for additional rental income.

Outdoor living is equally impressive, with wraparound verandahs overlooking the

TYPE: For Sale

INTERNET ID: L37879670

SALE DETAILS

\$1,549,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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Baden Chaffey
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established grounds and swimming pool, creating the perfect setting to relax or entertain. The gently undulating acreage is well suited to horses, hobby farming or simply enjoying the benefits of country living close to town.

Infrastructure is well catered for with quality shedding, workshop space, vehicle accommodation and ample rainwater storage.

Offering dual living, with levelled acreage and a highly sought-after location, 86 Meadow Banks Drive presents an outstanding lifestyle opportunity within minutes of Tamworth's schools, hospitals and shopping facilities.

For further information or to arrange your inspection, contact Baden Chaffey on 0488 697 416.

- Land Area 2.31 hectares
- Bedrooms: 6
- Bathrooms: 4

HOMESTEAD

Bedrooms	6
Bathrooms	4







