



## 1 Shiraz Road, TAMWORTH, NSW 2340

Modern Brick & Tile Home - Walk to Windmill Hill Town Centre

Beautifully presented and built in 2014, this solid brick and tile home sits proudly on a corner style position with a wide frontage, established trees, and a welcoming street appeal. Perfectly located just a short stroll to the Windmill Hill Town Centre, this property delivers convenience, comfort, and low-maintenance living for families or downsizers.

Inside, you'll enjoy spacious open-plan living complemented by a separate formal lounge, ideal for flexible family living. The main areas feature easy-care floor tiles, while the stone kitchen offers natural gas cooking, stainless steel appliances, and a functional layout overlooking the family/dining zones.

Step outside to a paved outdoor entertaining area, perfect for weekend BBQs. The large backyard offers both space and privacy, plus easy side access - ideal for a trailer, extra parking, or the potential for a future shed.

Year-round comfort is assured with ducted evaporative cooling and gas heating points throughout.

**TYPE:** Auction

**INTERNET ID:** L38923099

### AUCTION DETAILS

6:00pm, Thursday March 5th, 2026

### CONTACT DETAILS

**Elders Real Estate  
Tamworth**  
247 Peel Street  
Tamworth, NSW  
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**Jacob Hart**  
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## Key Features

- Solid brick and tile home built in 2014
- Easy walk to Windmill Hill Town Centre
- Open-plan living plus formal lounge
- Stone kitchen with natural gas cooktop and stainless steel appliances
- Floor tiles in main living areas
- Ducted evaporative cooling plus gas heating points
- Paved outdoor entertaining area
- Large backyard with easy side access (ideal for trailer or shed)
- Low-maintenance, family friendly layout
- Rates \$3708pa\* (approx)
- Rental appraisal available upon request

Great location, great house, be quick call today for inspection times or you will miss out.

Pest & Building report will be completed and available on request, after the 12th February.

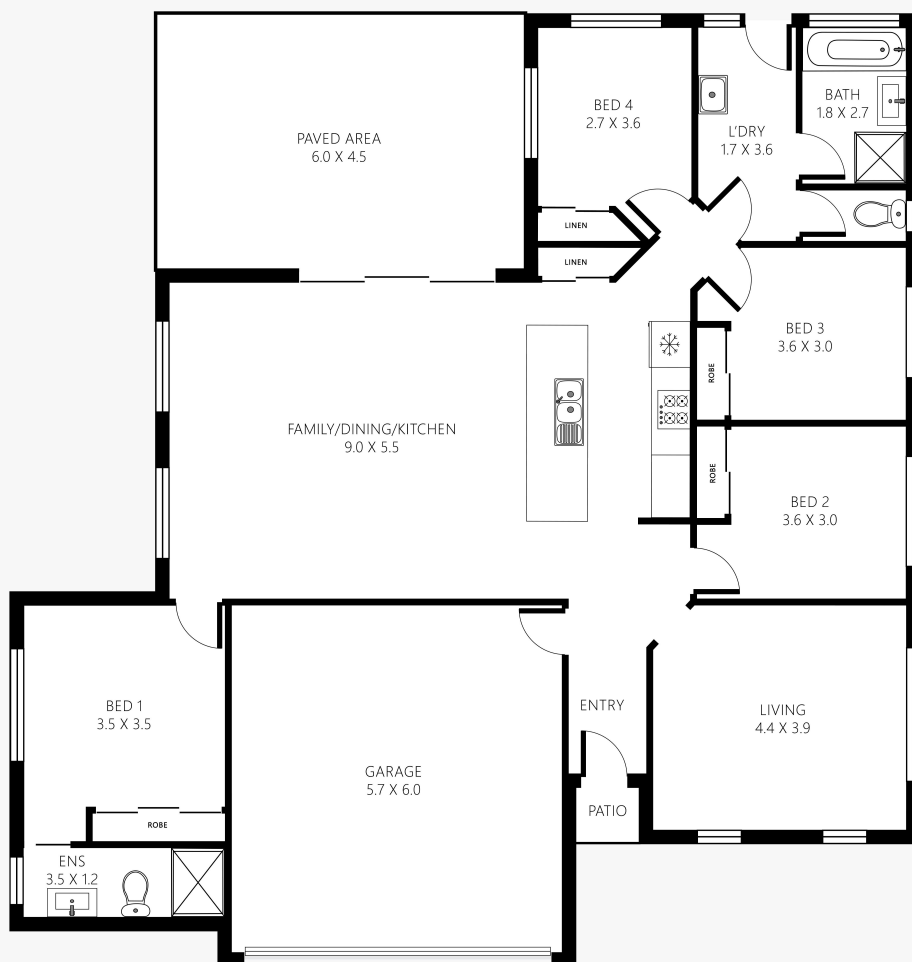
- Land Area 753.10 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards







# 1 Shiraz Road, North Tamworth



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.