



## 60 Hillvue Road, TAMWORTH, NSW 2340

### Commanding Views, Dual Access & Endless Potential

Capturing beautiful elevated views across the Tamworth CBD, this tightly held residence occupies an impressive 1,770sqm\* parcel of land, offering space, privacy and outstanding versatility. Set behind established gardens and mature trees, the property enjoys a peaceful setting while remaining close to schools, shopping and everyday conveniences.

Built with enduring brick veneer construction, the home features high ceilings, multiple living areas and an abundance of natural light. The main living space is centered around a fireplace, while evaporative cooling, gas heating and ceiling fans ensure year-round comfort.

The well-appointed kitchen offers ample storage and connects seamlessly with the dining and living spaces. Spacious bedrooms with built-in wardrobes are serviced by a well-maintained bathroom, while the enclosed verandah provides the perfect place to unwind and enjoy the sweeping city views.

Downstairs adds incredible flexibility, featuring a studio, separate room, study and toilet. With its own access, this versatile space is ideal as a teenager's retreat, guest accommodation, home business, creative studio or potential dual-living setup.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** L39875321

#### **AUCTION DETAILS**

6:00pm, Thursday July 16th, 2026

#### **CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Hayley Flemming**  
0498546523

Outside, the expansive grounds provide plenty of room for families, gardeners and hobbyists alike. Established fruit trees, approximately 20,000 litres of tank water and a fully fenced yard enhance the property's practicality, while dual access from Hillvue Road and David Street opens the door to a range of possibilities. Vehicle accommodation is well catered for with a double bay shed featuring drive-through access, along with a high-clearance double carport suitable for caravans, boats or motorhomes.

Features:

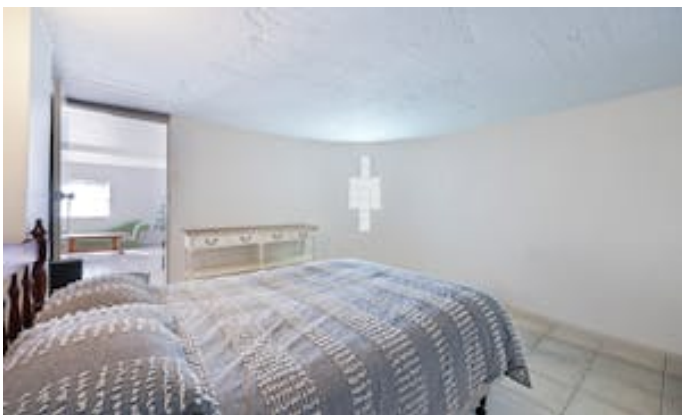
- Elevated 1,770sqm\* block with stunning CBD views
- Dual access from Hillvue Road and David Street
- Evaporative cooling, gas heating, fireplace and ceiling fans
- Spacious bedrooms with built-in wardrobes
- Enclosed verandah overlooking the city
- Double bay shed with drive-through access & high-clearance double carport suitable for caravans or motorhomes
- Approx. 20,000L tank water
- Bottled gas with natural gas connection available
- Possible room for a granny flat or second residence subject to Council approval
- Pest & Building Report available on request
- Rates: \$982 per quarter\*

Opportunities of this size, versatility and position are becoming increasingly rare. Contact Hayley Flemming on 0498 546 523, to arrange your inspection or find out more.

\* (approx.)

- Land Area 1,770.50 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Double garage
- 4 car carport
- Floorboards







60 Hillvue Road, South 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 expertise.