

# 102 Edward Street, Tamworth, NSW 2340



## Sold House

Friday, 22 December 2023

102 Edward Street, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 793 m2

Type: House



Tania Clare

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**\$619,000**

Introducing a stunning four-bedroom family residence with impeccable features located in the popular suburb of Hillvue. This exceptional home is sure to captivate discerning buyers seeking the perfect blend of comfort and style. As you step inside, you will be greeted by a spacious front formal lounge room that offers a picturesque view of the full-length verandah, perfect for relaxation and taking in the surroundings. The bedrooms are thoughtfully designed, with all four boasting built-in wardrobes. The master bedroom includes an ensuite, ensuring privacy and convenience for the lucky occupants. The heart of this home is the large open-plan dining and family rooms, seamlessly tiled for both elegance and practicality. The kitchen is a chef's dream, featuring ample cupboard space, a separate pantry, a dishwasher, and modern electric cooktop and stove. Climate comfort is guaranteed year-round, thanks to the ducted reverse cycle air conditioning system that was updated just seven years ago. This home has also been meticulously cared for, with a fresh coat of paint applied six years ago and the added benefit of an 18-panel solar system installed around a decade ago, offering ecofriendly energy solutions. The family bathroom is generously sized, complete with a shower, bath, and vanity, with a separate toilet for added convenience. Storage will never be an issue with a double lock-up garage featuring mezzanine flooring accessible via a fold-down ladder, providing ample room for all your storage needs. Outdoor living space is plentiful, with a side verandah and rear outdoor entertaining area, perfect for hosting gatherings or simply enjoying the fresh air. Situated on a 793m<sup>2</sup> parcel of land with drive-through access from the garage and a sizable garden shed, there's room to accommodate a boat or a camper trailer. This home, built by its owner, exudes a sense of pride and care in every detail. Do not miss the opportunity to make this meticulously maintained property your own and experience the epitome of modern living. Contact Tania Clare the selling agent to arrange your private tour.

- Four bedrooms all with built-in wardrobes.
- Main bedroom with ensuite
- Formal lounge room overlooking the front verandah
- Spacious tiled family and dining room
- Well equipped modern kitchen, dishwasher, electric stove and oven
- Reverse-cycle air conditioning throughout
- 18 panel solar system
- Double remote lock up garage with mezzanine storage and rear yard access
- Fully enclosed yard, garden shed and two outdoor entertainment areas
- Land size 793m<sup>2</sup>. Rates approx. \$2,600 p/a\*

This information has been prepared to assist solely in the marketing of this property. Whilst all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.