

# 12 Cobb And Co Circuit, Tamworth, NSW 2340



## House For Sale

Friday, 31 May 2024

12 Cobb And Co Circuit, Tamworth, NSW 2340

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 800 m2

**Type:** House



Stuart Southwell

0488923988

## **Auction - Guide \$680,000 - \$730,000**

Auction Location: Online Timed Auction Beautifully appointed, designed to impress and timeless in its style, this warm and welcoming home delivers quality features throughout and is an ideal retreat for the family buyer through to the discerning retiree. Constructed over one large-scale level and boasting four bedrooms, two bathrooms, and open plan living, it's packed with extras that emphasize the convenience of modern-day living, with notable highlights including a near-new island kitchen, a spa bath in the main bathroom, a cosy combustion fire, and air-conditioning. A glorious view over the rolling greens of Longyard Golf Course are on full display from the spacious alfresco setting and viewed over a charming green picket fence. - High-quality brick-built home with modern inclusions providing undeniable comfort - Tiled open-plan living and dining area crowned by a wood-burning combustion fireplace - Near-new island kitchen featuring a gas-topped 900mm oven and dishwasher - Four peaceful bedrooms and two bathrooms including a main with spa and master ensuite - Superb rear entertainer's deck overlooking the fairways, you'll never tire of the view- Attached double garage with twin roller doors and masses of parking in the paved driveway- Established landscaping front and rear to soften the borders and enhance beauty With its vibrant atmosphere and plenty to do, Hillvue is quickly emerging as a lifestyle hot-spot. Not only will you love having the Greg Norman-designed golf club at your back door, you'll also have the homemakers centre and excellent schools nearby too, including St Edwards Primary School and Hillvue Public. Tamworth Sports precinct is a short drive away, and both South and West Tamworth can be reached in next to no time, providing choices when dining out. Rates \$3,666.04 PA Rental Estimate \$650-\$670 per week Online Timed Auction closing 1pm Friday 21st June <https://buy.realtair.com/properties/131698> Offers highly considered prior.