

13 Heffernan Terrace, Tamworth, NSW 2340



Sold House

Wednesday, 4 October 2023

13 Heffernan Terrace, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 5650 m2

Type: House



Sue Waters

\$1,160,000

PROPERTY FEATURES 4 bedroom executive home Elevated position Stunning views Peace and tranquility This well considered and carefully designed executive home is located in a very desirable area of East Tamworth. Offered for sale by the original owners this secluded home is sure to impress. The 18 year old John Taylor built home is positioned to take advantage of the stunning views and natural bush surrounds. An abundance of natural light flows into the home and each of the windows frame different aspects of the magnificent views which change as morning turns to evening and the seasons transform. 4 spacious bedrooms all have quality carpets and each has its own view, be it of Tamworth, the established gardens or the natural bushland settings. 3 bedrooms have built in wardrobes and all bedrooms are generous in size. The master bedroom has its own ensuite and a walk through robe. Three of the bedrooms have large double glass doors which open out onto the front verandah where jaw dropping vistas await. The kitchen is stylish and is a crisp white colour. Appliances include an electric wall oven, gas cook top, rangehood and dishwasher. There is an appliance cupboard allowing for your toaster and jug to always be on hand and quickly kept out of eyesight with the clever roll down cupboard door. The modern kitchen is well positioned in the large open plan living and dining area. The natural light flows into this whole area and it is a great place for family and friends to gather. With a change of lighting and the drawing of blinds, this space becomes intimate and cosy. From the living/dining area there are views out to the pool and the natural bushland. Off to one side of the lounge there is a room which could be used as an office, library or as a tranquil and quiet sitting area. Large moss covered granite boulders are well positioned to give the landscape a strong presence and create a gateway for you to explore on nature walks or be enticed for a quiet ramble around the boundary of the property. The laundry is big with a long work bench and floor to ceiling storage. There is outdoor access and it is only a few steps to the clothesline. Polished black butt timber floors feature throughout the property, and compliment the natural surrounds of this homes location. The floor is one even level and with the large entrance and generous hallways movement throughout the home is easy. The home is of brick veneer and is wrapped with rendered concrete. The property is well insulated and kept cool by the ducted evaporative air conditioning and kept warm with gas heating. There is a gas point in the living area and also in one of the bedrooms, which is currently being used as a private library. Statewide Pest Services installed a protective shield around the property in 2017. This involved a series of holes being drilled around the house and injected with a long life deterrent to termites. The house slab has Termimesh installed. There is a double garage at the front of the property with an auto door. The garage currently accommodates a large 4WD family car. Electricity is connected to the garage and lighting is cleverly positioned, with flood lights to light up the path to and from the house. The 12m salt water lap pool is always popular during the warmer months and is very easy to maintain. A fold out shade screen on the back of the house quickly extends and retracts to transform the area into a place where all can enjoy. Escape to your own quiet areas in the garden, be it taking in the views from sitting at your garden setting on the front verandah, breathing in the aroma of the lavenders and natural fragrances of the well established gardens or from your private firepit. The birdlife is stunning and their colourful presence only further enhances the experience this property offers. Landscaping, although simple, is cleverly designed to give an elegant charm and actuate the natural surrounds. Watering can be via either the greywater or rainwater tanks. The well established garden features waterwise plants such as natives, ornamentals and citrus trees are scattered throughout. Whilst offering exclusive and elevated views the property is only a short drive to Tamworth Central Business District, Tamworth shopping and schools. Highways South towards Sydney or North towards Brisbane are easily accessible without having to travel through the centre of town. All of the hard lifting has been completed and this property is offered as a home where you can relax and where you can live the life you will love. 1.4 acres (approx.). 5650m² Council rates \$3,516pa.