

# 17 Eagle Avenue, Calala, NSW 2340



## House For Sale

Wednesday, 12 June 2024

17 Eagle Avenue, Calala, NSW 2340

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 947 m2**

**Type: House**



Lisa Ashcroft

**\$939,000**

Welcome to 17 eagle Avenue, Calala. The sense of space is spectacular, the luxurious high 9 foot ceilings and the colour palette make this stunning home an absolute standout. Its all in the detail, the owners have absolutely nailed the style, the design and the execution, delivering one of the most special homes, i have had the pleasure to market and sell. No need to put yourself through the drama and stress of building, no extras costs at the end of this build. Everything and more is included, and has been thought of, Just move in and enjoy. Only a viewing, will you appreciate the warmth, the minimal placement of furniture, that allows this creation of personality, with natural light, and a refreshing floorplan to shine. The specifications of the kitchen and high end appliances through to the butlers corner into the functional laundry with internal access to the garage. Outdoor entertaining will be 12 months of the year and the yard is fully fenced and secure with dual access from both streets. Fellas, you are going to be in heaven. A 9x7x3 Woodland Grey shed with epoxy floor, insulation, professionally wired power, led highbays x 4, 15 amp powerpoint's and a 240v 4T Tufflift 4 post hoist and remote doors to 2 bays. plus a 3.5 x 8m lean to a covered shed ideal for the boat or caravan. Solar panels 6.64kw, 2 x 5000 slim line tanks. A Dunst Bros build with 5 years home owners warranty. This home is located close to schools, shopping facilities, specialty stores and one of Tamworth's best Pubs. Land size 947m<sup>2</sup> Rates \$3115 Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.