

# 2 Levien Avenue, East Tamworth, NSW 2340



## House For Sale

Saturday, 11 May 2024

2 Levien Avenue, East Tamworth, NSW 2340

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 662 m2

**Type:** House



Stuart Southwell

0488923988

## Auction - Guide \$950,000 - \$980,000

Auction Location: Auction Location: To be confirmed Step back in time with this four-bedroom, beautifully renovated red brick, East Tamworth home, offering a delightful blend of modern comfort and convenience with heritage charm. Located in a desirable East Tamworth location, it's a rare and exciting buying opportunity for couples through to families and investors. With an open-plan interior, soaring ceilings, plenty of skylights and beautiful timber flooring, this home has a welcoming and stylish ambiance. At its front, you'll find the cosy veranda, which is the perfect setting for alfresco living or dining with family and friends. Inside, discover a modernised, open-plan lounge room and kitchen. The north-facing breakfast bar invites streams of light, complementing the glossy stone surfaces, island bench, and high-end appliances including a Smeg oven and integrated dishwasher - making every day cooking a delight. The yard is easily accessible from the dining area and enjoys stunning leafy views through to mountain ranges. And when you're ready to unwind, the four bedrooms are light-filled and include built-in robes, with an ensuite in the master. The nearby family bathroom is a highlight of the home, featuring a contemporary freestanding bath, stylish feature tiles, and luxurious underfloor heating. - Gorgeously 1930s home retaining its original charm, complemented by modern updates - Sizeable front veranda with original features and timber flooring, ideal for alfresco living or dining - Cosy lounge room with gorgeous timber flooring and large windows, flowing easily to the dining area and kitchen - Sunny, modern kitchen boasting glossy stone benchtops, an expansive island bench, two breakfast bars, two pantries and a Smeg oven and integrated dishwasher - North facing yard with leafy views of the mountains, including a shed - Four carpeted bedrooms, all with built-in robes and plenty of light, including a modern ensuite in the master bedroom - Sublime family bathroom with a contemporary freestanding bath, beautiful feature tiles and underfloor heating in both the family bathroom and ensuite - Daily conveniences including a laundry nook, plenty of storage, picture rails, two carports, a second shed, and a rainwater tank This timeless property is located on a bushy street in one of Tamworth's most sought-after neighbourhoods. From your backyard, enjoy stunning views of Oxley Scenic Lookout and Flagstaff Mountain, which you can hike up via the nearby Kamilaroi walking track. If you're feeling a little less adventurous, the Botanic Gardens, Marsupial Park and ANZAC Park are also within walking distance, or enjoy your morning coffee at Humble Cafe. Residents will appreciate the best of both nature and the city, with the CBD just a few blocks away and numerous schools including Tamworth public, St Nicholas Catholic and Calrossy Anglican all nearby. Rates \$