

**2 Semillon Drive, North Tamworth, NSW 2340**



**House For Sale**

Friday, 10 May 2024

2 Semillon Drive, North Tamworth, NSW 2340

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 830 m2**

**Type: House**



Stuart Southwell

0488923988

## **Auction - Guide \$850,000 - \$900,000**

Auction Location: Online Timed Auction Showcasing great street presence, contemporary style, and packed with credentials, this superbly built four bedroom home was designed to maximise family comfort at the highest scale. Whether it's all seasons alfresco dining, finding a quiet spot in the selection of living areas or spending weekends entertaining poolside, this low-maintenance haven delivers it all in one impressive package. With inclusions such as air-conditioning, plantation shutters, a flawless inground pool, and a double car garage, here is a feel-good sanctuary that embraces a highly desirable family lifestyle. -263sqm of internal space - this home can easily accommodate a large family -Single level design featuring open plan living plus a media room with raised floor and custom lighting -High gloss kitchen with a waterfall-edged island bench, an upgraded SMEG 900mm oven with gas cooktop, a dishwasher, whiskpair range-hood, large WIP pantry, and LED strip lights to overhead cupboards and island bench-Dual sets of stacker doors open to create a seamless flow between indoors and out -Four robed bedrooms with ceiling fans, double-sized master with WIR and private ensuite -Stylish family bathroom with bath and shower, a separate wc adds convenience - Oak style flooring in main social zones, soft carpet in bedrooms and media room -Updated evaporative AC plus a 7.1kw Fujitsu split-system in living/dining/dining zone -Plantation shutters to Northern and Eastern windows-Well-equipped laundry featuring great storage and outdoor access -Landscaped grounds highlighted by a dream pool, a level lawned area, and peaceful alfresco settings - an established hedge border enhances privacy -The pool is 8x4m, magnesium, and has a 25kw heat pump installed by Pipeline Pools-Drive through concrete side access, 3m x 4m garden shed for tools -7.7kw Solar system with Fronius inverter-Top location favoured by families thanks to its proximity to schools and the CBD Make the move to North Tamworth and embrace a lifestyle that revolves around family values, community connection, and a strong sense of belonging. Create the life you've dreamed of, surrounded by great infrastructure such as quality child care, excellent sports facilities and top-notch schools while being 5km from the CBD, where dining, shopping and transport are all at hand. Rates \$3,108 PA Online Timed Auction Closing 1pm Friday 31st May <https://buy.realtair.com/properties/130301> Offers highly considered prior