

# 22 Mountain Gum Road, Calala, NSW 2340



## Sold House

Friday, 1 March 2024

22 Mountain Gum Road, Calala, NSW 2340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 473 m2**

**Type: House**



Stuart Southwell

**\$590,000**

Auction Location: Online Timed Auction With an elegant feel, modern inclusions and offering an easy way of life, discover the endless appeal of low-maintenance living within a quiet lifestyle setting. Showcasing contemporary interiors united by tiled and carpeted flooring, 22 Mountain Gum Road's open-plan layout boasts ducted air-conditioning for year-round comfort and has a private rear courtyard with BBQ ready for winding down on weekends. Sure to impress the aspiring cook, a Caesarstone kitchen rests at the home's heart and includes a gas cooktop and dishwasher. Delivering on storage, each of the three bedrooms has a built or walk-in robe and there is a linen closet in the laundry. A formal lounge, full main bathroom, master ensuite and double garage round out the highlights list in what promises to be a superb purchase for any downsizer, first-home buyer or investor.- Highly functional floorplan featuring an attached double garage with internal entry- Three well-proportioned bedrooms, the master placed to optimize privacy- Stylish gas kitchen connects with the living/dining zone for ultimate inclusion- Separate formal lounge/media room adds flexibility to the layout- Sparkling bathroom with separate bath and shower, ensuite off the master- Paved alfresco courtyard minimizes maintenance leaving you with more free time- Fully enclosed sunroom perfect for an additional living space- Substantial rooftop solar system to heavily reduce your power bills- Astute entry point, ideal downsizer, or a forward-thinking investment Only 1200m from Calala's local shopping village with an IGA supermarket, daily essentials are always at hand, and for a more extensive shop or dinner out Tamworth CBD can be reached in under 10 minutes by car. Home to some top-notch schools including Carinya Christian School, Calala is a wonderful pocket surrounded by open green spaces and abundant lifestyle amenities, sure to bring joy to daily life. Rates \$2,230.97 PA Online Timed Auction closing 1pm on Wednesday 20th March. <https://buy.realtair.com/properties/123710> Offers highly considered prior.