

40 Eagle Avenue, Tamworth, NSW 2340

House For Sale

Thursday, 25 January 2024

40 Eagle Avenue, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Kristy Reid

0456785535

\$730,000

LAWD is pleased to present for sale 40 Eagle Avenue Calal. Step inside this three-year-old Golden Grove home that is immaculate in presentation and maintenance. The interior of the home is neutral in colour selection making it suitable for all potential buyers. Located in a popular street the four-bedroom two-bathroom home is located in the sought-after area of Calala. With plenty of families in the street and just a very short three* kilometre drive to all facilities including grocery shops, doctors, schools, butchers and the Calala Inn. With nothing to do but move in and enjoy, all the hard work has been done - Four-bedroom, two-bathroom, double remote garage with internal and backyard access - Two separate living areas and an office nook - Functional kitchen with stone bench tops, electric cooktop, oven, plumbed in fridge and dishwasher - Easy-care tiles throughout and quality carpet in all four bedrooms - Ducted and zoned reverse-cycle air-conditioning throughout and fans in the bedrooms - The master features an ensuite and walk-in wardrobe - All other bedrooms have built-in wardrobes - Main bathroom with matte black trimmings, large shower with built-in niche and separate bath - Laundry with additional cupboard space - Covered alfresco with extended concrete area - Garden shed and water tank - Large block with plenty of room for an additional shed or pool - Fully fenced yard - Security screens on all windows - The home is filled with natural light and is well-insulated - Four years of builder's insurance left - Positioned on the top side of the road with elevated sweeping mountain views - Land size 700* square metres - Council Rates \$1,930* per annum* Approximately