

**46 Wahroonga Drive, Tamworth, NSW 2340**

**Raine&Horne.**

**House For Sale**

Wednesday, 15 May 2024

46 Wahroonga Drive, Tamworth, NSW 2340

**Bedrooms: 4**

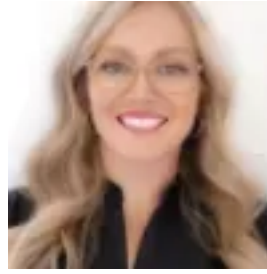
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bryan Bolitho  
0267662828



Skye Lambert  
0267662828

**\$669,000**

Located in popular Hillvue, 46 Wahroonga Drive is a stunning family home, recently painted throughout and move-in ready. Offering ample living space and a 10kW solar unit, it is perfect for families and investors alike. Featuring four generously sized bedrooms with built-in robes, the main bedroom boasts a walk-in wardrobe and ensuite. The home includes a formal lounge and dining room at the front and a more relaxed open plan living, dining, and kitchen area towards the rear, creating a perfect space for entertaining guests or enjoying quality time with loved ones. Year-round comfort is ensured with a flame effect electric heater, two gas heating points, wall-mounted reverse cycle air conditioning units in the lounge and main bedroom, and ducted evaporative cooling. Additionally, the property offers a large covered outdoor entertaining area that overlooks the inground pool and the fully fenced, low-maintenance backyard complete with a garden shed, pool shed and cozy fire pit area. Land size: 814 sqm TRC Rates: \$3,010 approx. p/a Rental appraisal: \$ 650 per week or \$700 per week including pool and yard maintenance. Located in a family-friendly neighborhood, this home is conveniently close to schools, parks, and local amenities. Don't miss this opportunity to secure your place in one of Tamworth's most desirable locations. Contact Bryan Bolitho on 0408 394 939m or Skye Lambert 0407 104 463 today to arrange an inspection and take the first step towards your new home.