

# 6 Gregory Close, Tamworth, NSW 2340



## House For Sale

Wednesday, 22 November 2023

6 Gregory Close, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 947 m2

Type: House



Tania Clare

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**\$689,000**

Rarely does the real estate market offer a home of this exceptional size and quality for sale. This property stands as a testament to its uniqueness, offering a spacious and comfortable living experience. This property's features and location are indeed hard to find in today's competitive real estate market. Welcome to 6 Gregory Close, Westdale a four-bedroom plus study or additional 5th bedroom which is double brick throughout. Its solid construction provides exceptional durability and structural integrity, ensuring the house stands the test of time and offers excellent insulation properties which help maintain a comfortable indoor temperature year-round. This home combines space, style, and functionality in a serene cul-de-sac location. If you have been searching for the perfect family haven, look no further - this property has it all. All four bedrooms are generously sized and come equipped with built-in wardrobes providing ample storage space for your family's needs. There is an ensuite to the master bedroom, which is generously spacious, providing ample room for comfort and relaxation. It features a well-appointed design with a shower, vanity and toilet giving you your own private oasis for your daily rejuvenation. The separate study area offers versatile functionality, making it ideal for use as a potential fifth bedroom, a vibrant kid's playroom, or a quiet teenage retreat. Its adaptable design caters to the changing needs of your family, ensuring a space that grows with you. As you step inside, you will be greeted by a formal front lounge room designed to make a lasting impression. This inviting space serves as a welcoming focal point for guests and provides an ideal setting for special occasions. Beyond the entrance, you will discover a separate family and meals area seamlessly connected to the kitchen creating an open and airy atmosphere where family and friends can gather, dine, and create cherished memories. Whether it is for entertaining guests or enjoying everyday family life, this thoughtfully designed layout ensures that both comfort and style are at the heart of your home. The kitchen is a standout feature, offering a spacious and functional layout with a delightful view of the rear yard. You will find plenty of cupboard space, providing ample storage for all your culinary needs. Equipped with modern amenities including an electric stove, oven, and dishwasher as well as plenty of benchtop space, this kitchen is not only a joy for the chef but also an inviting hub for family gatherings and culinary creativity. The family bathroom is spacious and elegantly tiled to the ceiling for a clean and modern look. It features a luxurious combination of a shower and a relaxing bath, ensuring options for both quick refreshments and leisurely soaks. Additionally, the separate toilet adds convenience and functionality to this well-appointed space. The revers cycle zoned air conditioning systems in this home offers ultimate climate control, allowing you to tailor the temperature to your preference in different areas of the house. It ensures year-round comfort, keeping you cool during scorching summers and cozy during chilly winters with energy-efficient performance. The cosy wood fire in the living room provides a warm and inviting ambiance, perfect for snuggling up on a cold winter's night. Step outside to discover a rear outdoor entertaining area overlooking the spacious backyard. There is even the potential for gate access to the rear yard offering plenty of room for additional storage or recreational options. The green thumb will appreciate the garden shed, veggie patch, and established garden beds that make the most of the yard's space. Plus, if you desire, there is ample room to install a pool. Car accommodation is a breeze with a double lock up garage that includes extra room for a workshop or storage space, this home has been thoughtfully designed to cater to your every need. To reduce your electricity bills and your carbon footprint, there is an 8kw solar system, which also adds value to your home. Nestled in a quiet cul-de-sac street, this home offers the perfect blend of tranquillity and convenience. Your dream lifestyle awaits, do not miss the opportunity to make this stunning property your own. Call to schedule your inspection and experience the comfort and serenity of this beautiful family home. Pest and building reports available upon request.

- Four-bedrooms with additional study or teenage retreat
- Front formal lounge room
- Spacious open plan dining and living room
- Modern kitchen with electric stove and oven, dishwasher
- Zoned ducted reverse cycle a/con and wood fire
- Double brick throughout
- Spacious ensuite and 3-way family bathroom
- Double lock up garage with extra room for storage/workshop
- Outdoor entertaining area overlooking spacious yard
- Quite cul-de-sac street location
- Rates approx. \$ 3,000 /annum, Land size 947m<sup>2</sup>\*

This information has been prepared to assist solely in the marketing of this property. Whilst all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.