

6 Kingham Street, North Tamworth, NSW 2340



House For Sale

Thursday, 4 April 2024

6 Kingham Street, North Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 651 m2

Type: House



Stuart Southwell

0488923988

Auction Guide \$660,000 - \$690,000

Auction Location: Online Timed Auction Effortless and modern, this four-bedroom family home lets you move right in, with not a thing to do! Thoughtful in design, the interior feels bright and wonderfully spacious, as extras such as ducted AC work to make it all the more comfortable. One thing most families will appreciate is the versatile living space. Here, you can make use of both a flexi front living room and a central open-plan, while the fourth bedroom could also double as a playroom or home office if not required as sleep space. Featuring gas cooking and sleek stone counters, the kitchen makes cooking a delight, while entertainers are sure to note the easy flow from here out onto the rear alfresco. Creating a lovely, private spot for outdoor dining, this space overlooks a fully fenced, grassy yard where kids and pets can run and play. - Modern brick-and-tile home on quiet circuit with only neighbourhood traffic passing by- Sophisticated design and spacious layout accented by neutral décor and plentiful natural light - Carpeted front lounge joins central open-plan, which extends seamlessly to outdoor entertaining- Lovely kitchen centres the home, boasting modern stainless-steel appliances, a walk-in pantry and island breakfast bar- Four generous bedrooms inc. master with walk-in robe and three with built-in robes- Spotless ensuite and full family bathroom feat. bath, shower and separate WC- Ducted AC throughout the home ensures year-round comfort- Covered verandah looks out over grassy wraparound yard, which could offer potential to add further alfresco living space or perhaps a pool (STCA)- Internal laundry with built-in storage provides handy access to yard- Double garage feat. double roller door at front and single roller door to yard at rear Situated within ever-desirable North Tamworth, the property creates the ideal base tucked away in a quiet, family-friendly estate, within easy reach of public and private schools. With a new shopping village featuring specialty shops and a tavern soon to be built nearby, it's still just over five minutes' drive to essentials such as Northgate Shopping Centre and Tamworth Hospital, with central Tamworth's superb dining, shopping and entertaining options just beyond. Rented for \$580 per week Leased until 27/7/24 Rates \$2,800 PA (approx) Online Timed Auction closing Friday 3rd May 11am <https://buy.realtair.com/properties/126709> Offers highly considered prior.