

**83 Catherine Way, Tamworth, NSW 2340**



**Sold Lifestyle**

Saturday, 9 December 2023

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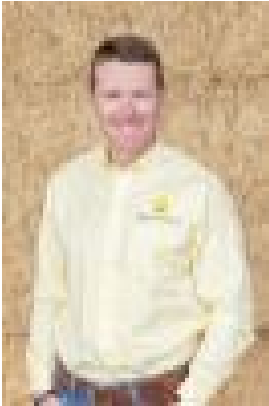
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: Lifestyle**



Riley Gibson  
0417441688

**\$1,145,000**

Welcome to 'Swallow Haven', privately located on 2.56 hectares or 6.33 acres (approx.) of level useable land, 83 Catherine Way offers a delightful rural lifestyle retreat with a long list of appealing features. Built to accommodate a large family, this captivating brick & colourbond home features five large bedrooms, all with built in robes and the main complete with en suite and walk in robe. One bedroom has a study with built in book shelf, ideal for the teenager or home office user. The home includes a generous open plan living area off the kitchen with separate lounge or media room, large office off the fifth bedroom and outstanding views throughout the Daruka/Moore Creek Valley. The 9-foot ceilings throughout the home create an open and spacious feel, adding an air of comfort to every room, while the polished concrete floors throughout create a modern, sleek look. For year-round comfort, a ducted reverse cycle air conditioning system ensures a pleasant climate. Two generously-sized entertainment areas are perfect for hosting gatherings, whether they be social events or intimate family gatherings, which compliment the sparkling in ground magnesium pool and fully landscaped surrounds. Additionally, there's a self-contained pool house, complete with all amenities for a 6th bedroom or multi use space shed with all the necessary amenities, including kitchenette and bathroom. In regards to water, the property enjoys access to community estate bore water, ensuring a consistent and sustainable water supply for various needs. Security and privacy are guaranteed with excellent fencing that surrounds the entire property. What truly sets this property apart is the sensational views it offers throughout the valley, making it a picturesque and serene haven for its owners. Another key feature not to be underestimated is the 8KW solar system with Tesla battery storage. For those with a love for the outdoors and equestrian pursuits, this property caters to your interests. With ample room for horses, pets and other livestock, this property gives you a private rural feel whilst only being a short distance to Tamworth CBD with sealed roads to the front gate. The overall ambience of the property, together with its unique blend of outdoor and indoor features, along with the stunning views, makes this property an attractive choice for anyone seeking a spacious and well-equipped rural sanctuary, with the space for kids to grow, where they can immerse themselves in the beauty of the Moore Creek Valley while enjoying a range of amenities and recreational opportunities. A lovely home and lifestyle awaits the lucky new owners of Swallow Haven. Call today to arrange your inspection.