

9-11 Somerset Place, Tamworth, NSW 2340



House For Sale

Wednesday, 17 April 2024

9-11 Somerset Place, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 7470 m2

Type: House



Sue Waters

\$819,000

Don't miss your opportunity to purchase 1.85 acres on the edge of Tamworth City. The large 5 bedroom brick veneer home is in a quiet cul-de-sac on massive elevated block of 7470 square metres (1.85ac) block in Nemingha. Central to the home is the recently renovated kitchen. Modern quality appliances include an electric wall oven, electric ceramic hotplates, rangehood, and dishwasher. Plenty of practical storage space is available in this well designed area – the mini butler's pantry is cleverly disguised. There is a large island as well as another wide bench where family and friends can gather or homework can be completed while enjoying afternoon snacks. Filtered rainwater is available in the kitchen and the refrigerator (included) is also connected to filtered rainwater. A large dining area is at one end of the kitchen area. Good sized windows mean there is plenty of natural light filling this area. Cut outs in the wall keeps the living area connected whilst allowing for privacy. Plenty of room for the whole family with 5 bedrooms. Each bedroom has ceiling fans. 4 have built-in robes and fresh carpets. The curtains in the master and the end bedroom are excluded. The 5th bedroom is located on the eastern side of the property and can be sectioned off which is perfect if you have visitors. In this area there is also a large office which has plenty of shelving and bespoke bench. The office has a split system air conditioner. There are 2 living areas giving plenty of opportunity to spread out. Perfect for the movie nights with the kids in one room while the adults enjoy quiet conversation in the other. Currently one of the areas is being used as a gym. Year round comfort is ensured as there is ducted evaporative air conditioner, 2 split systems, ceiling fans and a wood heater. Year round energy savings with installed solar system. No need to worry about losing the house keys again as the home has a keyless entry number pad. 2 bathrooms are available. The main bathroom has a shower, bath, toilet and vanity. The 2nd bathroom has a shower, toilet and vanity. In the immediate area there is access to the ceiling cavity via a loft style ladder. There is plenty of storage in this area and the height allows for great access to wiring, ducting and other hardware items you would expect to find in the ceiling. There is lighting in this cavity area. A large laundry is located at the rear of the property with easy access outdoor to the large clothesline. A large bench in the laundry makes this an ideal area when sorting out clothes. Electric Hot Water heater is available. There are gas points available. NBN is connected. The house can be easily divided into 3 sections of bedrooms, living and kitchen, as well as the double garage conversion consisting of the 2nd living area, 5th bedroom, office and laundry. Additional 3m x 4.8m garden shed in house yard is set on a concrete slab. Close to the house is a 12mx7.5m triple bay shed. 1 bay has a lockable personal access door, other 2 bays have roller doors. 1 roller door is automatic. Each bay is 4m wide. Electricity is connected and wiring for lights has been completed. There is an abundance of 15amp power points available. The floor is 6 inch concrete (MPA32) with edge beams around the slab. It was built to withstand the weight of heavy machinery such as excavators. The western side of the shed is insulated and for comfort 2 whirly birds are installed. The shed height is 3.6m to the gutter and was installed in 2017. A pad has been prepared where an additional shed can be built. Although not included in the sale the Vendor is prepared to negotiate the sale of the materials they have for a 12mx12.5m shed (4.5m to the gutter) to be built. The materials for the 3 sided shed (2 bays each 6m) and awning have been stored undercover and colour match the existing shed. There is an approved DA for this additional shed. The pad allows for plenty of room to access this area. Both sheds were supplied by Best Sheds. The 2 rainwater tanks each 22,500lts are interconnected. There is a filter at the tank as well as a pressure pump. The whole block is fully fenced and a subdividing fence makes the back yard also secure. The access is perfect and there is plenty of room for larger vehicles to manoeuvre around. The gardens are low maintenance and easy care. Established trees are at the front of the property. Panoramic views out over Nemingha and over to Farrer High School can be enjoyed from the large covered front verandah. Close to public transport, Nemingha Tavern, shops and a short commute to Tamworth CBD. Located on the north eastern side of Tamworth it is only a short drive up the New England Highway to Armidale and then onto Brisbane or head through Calala to be on the southern side heading south to Newcastle or Sydney. This large family property is a must to inspect and it is not expected to last long on the current Tamworth market. Rates \$3,434.45pa