

# 9 Biloba Way, Tamworth, NSW 2340

## Sold House

Monday, 14 August 2023

9 Biloba Way, Tamworth, NSW 2340

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1 m2

Type: House

**\$1,005,000**

As soon as you drive in through the gates, enter the manicured hedged driveway, you will be excited to see what is at the end. As promised you will be dazzled and wanting to explore every corner of it. 9 Biloba Way is one of the finest homes I have had the pleasure of selling. The stunning design, high ceilings, timber floors plus one of the best floor plans for a family I have seen. High end lighting, fixtures and inclusion are very obvious but the Kitchen with its timeless black and white splash back is the space where the family will come together, the friends will gather and preparing and cooking meals will be an absolute delight as you take in the stunning outlook which is visible from most rooms in the home especially the living areas. This home includes all of the high end fittings you would expect. Ducted air-conditioning, an abundance of storage, stunning lighting and bathrooms and an ensuite dressed to impress. I could note all of the special details and inclusions but only an inspection will allow you to truly appreciate every corner of this stunning property. Just shy of 5 acres and only minutes from all facilities needed in our busy life. The serenity, peace and gorgeous views mean the stress just disappears. Indoor covered entertaining or outdoor alfresco means the weather will never dampen any gathering. The play equipment ensures the kiddies and always busy, the gullies will be their new founded play ground, many afternoons around the fire pit and so much more. There is a plunge pool and fencing ready to be installed (not included in the sale contract but can be negotiated with the sale)The best I have saved until last. A Salon, OR self contained teenage retreat, elderly parents place or use it and have rental income. A truly special connection to the home and beautifully styled. Water tanks, fully fenced yard, chook pen, vegie garden and 1 bay shed, plus garden shed. 9 Biloba Way is a unique opportunity, a place you will never want to leave! Rates \$3,000 approx. Land Size 1.87ha Rental Appraisal \$680 - \$750 per week