

9 Blue Gum Road, Tamworth, NSW 2340



House For Sale

Thursday, 1 February 2024

9 Blue Gum Road, Tamworth, NSW 2340

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2004 m2

Type: House



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\$1,350,000

Located in the highly desirable suburb of North Tamworth, this exquisite five-bedroom family residence is a true masterpiece of design and functionality, setting the standard for luxury living. The home features built-in wardrobes in all bedrooms, with the luxurious master suite boasting walk-in wardrobe and an elegant ensuite, epitomizing comfort and style. The main bathroom is a marvel of design, offering a 3-way layout with exceptional storage, a relaxing bathtub, and a shower, for added convenience the property also features a powder room. The heart of this home is an entertainer's dream come true. A massive, soundproof media room, painted in darker tones, providing an unparalleled movie experience. The large open-plan living area is complemented by a stunning kitchen, sure to inspire any master chef. Equipped with quality appliances, including an Miele induction cooktop, large electric oven, steamer, dishwasher, and stone benchtops, the kitchen is a culinary delight. The living area, enhanced by a large gas fireplace, creates a warm and inviting atmosphere, perfect for hosting guests. Outdoor living reaches new heights with the enclosed sunroom, expanding the living space significantly. The home's comfort is assured by a ducted reverse cycle air conditioner with zone control. Modernity is evident in every detail, with quality as a key focus in the home's design and construction. The large alfresco area, featuring a spa, is ideal for maximizing outdoor enjoyment and relaxation. Practicality meets luxury in this property, offering a double lock-up garage, insulated in both the ceiling and door, providing an additional functional space. The massive shed and carport, measuring 15m x 11m, includes a workshop and a mezzanine spanning 3.8m x 4m for extra storage. The property's water security is exceptional, with a combination of town water and 3 rainwater tanks, perfect for gardening enthusiasts. Set amongst low-maintenance and established lawns and hedging, this residence in North Tamworth offers a tranquil living environment. It balances modern living with the beauty of nature, providing a serene and private retreat. This exceptional home is a testament to luxury living in a prime location.

- 5 Bedrooms, each with built-ins and the master with a walk-in wardrobe & ensuite
- 3-way main bathroom with shower and bathtub, as well as an extra powder room
- Exceptional living potential with large media room, sunroom & open plan living/dining/kitchen
- Spacious alfresco with spa overlooking manicured lawns and hedging
- Exceptional storage with dual lockup garage & large shed and carport
- Land size 2,004m². Rates approx. \$3,500 p/a*

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.