

# 9 Woodside Road, Tamworth, NSW 2340

## House For Sale

Thursday, 18 April 2024

9 Woodside Road, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 715 m2

Type: House



Flynn Bowyer  
0267637000

**\$689,000**

Welcome home to 9 Woodside Road, East Tamworth. This spacious 4-bedroom home on 715m<sup>2</sup> in south-east Tamworth offers the perfect family layout with two open living areas, additional dining and three bedrooms separate from the master suite approximately 8-minutes from the CBD. As you walk up three stairs onto the porch and enter the front door you are welcomed by a living room to your right and the master bedroom including en-suite and walk-in robe to your left. The other three bedrooms all having plenty of storage with built in robes also have access to a separate bathroom and toilet allowing for children or other family members to have their own space and privacy. The formal dining area, the second living area and the Queensland Room on the eastern side of the property are certainly key features to 9 Woodside Road, as well as the front porch with a South-West aspect across Tamworth allowing you to relax and enjoy a coffee in the morning or a wine in the evening. Needing more storage? Stress no more. As you drive up the driveway and into the double lock up garage 35.9m<sup>2</sup> in size, you have the option to drive through the garage on an additional concrete driveway to the shed at the rear of the property. On the Northeast boundary sits an 89m<sup>2</sup> L shaped shed ideal for woodwork or car storage with a workshop conveniently allowing three access points entering the shed. Other than the master suite having a Walk-in-robe, all three other bedrooms have built in robes and a linen cupboard in the hallway allowing plenty of room to store clothing, sheets and other linen. The heating and cooling throughout the house are bound to keep you warm in winter and cool in summer with ducted reverse cycle air-conditioning powered by a 6.63KW solar system with an ESS Battery and converter. The kitchen offers the option of town water or rainwater as well as a dishwasher and gas cooking. 9 Woodside Road is located in a quiet no through road with only local residents' traffic approximately 5 minutes from Woolworths, Nemingha BP, Nemingha Tavern, Powerhouse Hotel & Restaurant and approximately 300m away from Armidale Road that can take you into Tamworth or out of town. This is an incredible opportunity to own a private and efficient property that has it all located in a sought after area. DO NOT miss out! To book a private inspection, call Flynn from PRD on 0429 999 347. Rates approx. \$2500p.a