

**171B Upper St, East Tamworth, NSW, 2340**



**House For Sale**

Thursday, 5 September 2024

171B Upper St, East Tamworth, NSW, 2340

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Stuart Southwell  
0488923988

## Tasteful Updates, Heaps Of Space, Great Location

Auction Location: Online Timed Auction

Expanding over two wonderfully versatile levels, this five-bedroom home is absolutely perfect for a family seeking out more space. Feeling fresh and inviting, the home has been recently updated to enhance its effortless appeal. Upstairs within the open-plan, vaulted ceilings and a wall of windows offering gorgeous green views beautifully accentuate its sense of space, adjoined by a smart kitchen. Plush carpet sweeps through all three bedrooms on this level, serviced by a stylishly updated bathroom. Downstairs, fantastic versatility can be found in the rumpus and two adjoining bedrooms, with a second bathroom located in the laundry. Ideal for the tradie or hobbyist, there is workshop space within the large double garage, as well as a single freestanding garage at the back of the huge backyard. This backyard ticks the last box on the list, along with lovely patio seating.

- Huge parcel on quiet tree-lined cul-de-sac on the leafy fringes of East Tamworth
- Tastefully updated and superbly spacious split-level five-bedroom family home
- Neat kitchen adjoins bright open-plan featuring vaulted ceilings and a wall of windows framing verdant views
- Plush new carpet and ceiling fans through three upper-level robed bedrooms, inc. oversized master with sliding door to wraparound balcony
- Updated main bathroom features bath, shower and separate WC
- Superb versatility through lower-level rumpus and two further bedrooms
- New split-system AC units in open-plan and master, gas points throughout
- 7.2kW solar system helps to keep power bills down
- Large double garage with laundry and second bathroom, opens to patio seating at rear
- 2x 5000L slimline water tanks
- Expansive backyard is fully fenced and packed with potential, complete with freestanding single garage/workshop

Perfectly positioned on the leafy fringes of desirable East Tamworth, this fantastic family home offers heaps of space for kids and pets to run around, while remaining convenient to pretty much everything. You have parks, sports grounds and schools nearby, and it's only moments by car to Tamworth's vibrant CBD, where you can find an array of great dining options, shops and entertainment.

Rates \$3,900 approx. PA

Rental Estimate \$610 - \$650 per week

Online Timed Auction closing 1pm Thursday 3rd October

<https://buy.realtair.com/properties/141605>

Offers highly considered prior