

# 2 Burgundy Way, North Tamworth, NSW 2340

 SOUTHWELL

## House For Sale

Sunday, 23 June 2024

2 Burgundy Way, North Tamworth, NSW 2340

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 747 m<sup>2</sup>

**Type:** House



Stuart Southwell  
0488923988

## Auction Guide \$740,000 - \$780,000

Auction Location: Online Timed Auction Positioned on a generous corner parcel within a family-friendly neighbourhood, this stylish and modernly appointed home is big on practicality and low on maintenance, leaving your weekends free for leisure. And though it may be easycare, it certainly doesn't sacrifice space, with a sprawling interior allowing you all to spread out with ease, while outdoors delivers plenty of room to kick a ball around or host friends under a covered entertaining area. Inside you'll find a media room for movie nights and a fabulous open plan living zone encompassing a glamorous island kitchen. Each bedroom is a serene space and is enhanced by a built-in or walk-in robe and carpet underfoot. The master suite achieves sanctuary status for parents with its king-sized dimensions and private ensuite. It's the perfect fit for families on the rise, with double gates to access the rear yard beside the garage. Single-level brick and colourbond home featuring an attached double garage - Craftsman built by Single Builders Tamworth in 2016 - Open plan living effortlessly flows to a north-facing entertainment area - Gourmet kitchen with gas stove, a dishwasher, handless cabinetry and stone benchtops - Ducted Actron AC, ceiling fans, LED downlights, linen press, BBQ point and TV aerial - Mountain views frame the backyard, providing a tranquil outlook - Wander 350m to Poppins Bush School - Vehicle access to rear yard via double gates beside garage. Footsteps from a natural wildlife corridor where you can access Windmill Downs Park, this family-focused home basks in a family-focused address. Surrounded by wide streets for bike riding and only 7.5km from the heart of Tamworth for a day out shopping or a meal with friends, this well-positioned home puts every convenience within easy reach, including some top-notch schools. Rates \$2,680.61 PA Online Timed Auction closing Thursday 1pm 11th July <https://buy.realtair.com/properties/134300> Offers highly considered prior.