

**20 Premiers St, Tamworth, NSW 2340**

**Sold - \$610,000**

Residential Land



## A Lifestyle Block with the Shed Already Done

Positioned on an elevated 1-hectare parcel within one of Nemingha's highly sought-after lifestyle estates, this exceptional property offers the perfect combination of infrastructure, flexibility, and outstanding rural views.

A substantial newly constructed shed is already in place, featuring a high-clearance design ideal for caravans, motorhomes, boats, or additional vehicle storage. Adding further value, a section of the shed has been approved for granny flat accommodation, providing flexibility for weekend stays, guest accommodation, or future living options while you plan your dream home.

Significant groundwork has already been completed, including trenching for power to the shed and the installation of a Taylex septic system, saving both time and expense for the next owner.

Enjoy the benefits of modern services, including town water and NBN fibre connectivity, while embracing the space, privacy, and breathtaking outlooks that come with this elevated 1-hectare setting.

### Open for Inspection

By Appointment.

### Listed By

Gavin Knee  
Phone: (02) 67661411  
Mobile: 0427 669 151

