

30 Lambrusco Way, Tamworth, NSW 2340

\$1,200,000

House 4 3 2



## Architectural Intent Meets Everyday Luxury

Positioned in one of North Tamworth's most tightly held and family-focused pockets, this striking residence is a true expression of design integrity, craftsmanship, and lifestyle-driven thinking.

Expertly designed and built by its owner-a highly regarded local builder-this home is a personal showcase of vision, experience, and meticulous attention to detail, delivering a standard of quality that few properties can match.

From its bold, contemporary façade to its elevated corner position, the home immediately establishes a sense of presence. Clean architectural lines are softened by layered textures and landscaped surrounds, creating a residence that feels both refined and welcoming.

Inside, the home opens to a breathtaking central living domain where soaring raked ceilings and high-set highlight windows invite an abundance of natural light, enhancing both scale and atmosphere. This is a space designed to impress, yet equally crafted for everyday comfort.

At the heart of the home, a beautifully appointed kitchen anchors the open-plan layout-complete with a statement island bench, premium appliances, and seamless connection to both dining and living zones. The transition to the outdoors is effortless, with large openings revealing a private, tucked-away alfresco area that offers year-round entertaining in complete comfort and privacy.

Beyond, the inclusion of a sparkling in-ground pool is complemented by a freestanding cabana-creating a resort-inspired setting that elevates everyday living. This space offers the perfect retreat for entertaining guests, relaxing poolside, or enjoying outdoor living in style and privacy.

The floorplan is both generous and intelligently designed, comprising four well-proportioned bedrooms and three bathrooms, delivering flexibility for growing families or those who regularly accommodate guests. Each space has been thoughtfully considered to ensure both functionality and a sense of retreat.

What truly distinguishes this home is the care and intention behind every detail. From its orientation and spatial flow to its volume and finishes, this is a residence that reflects uncompromising quality and design sophistication.

Adding to the appeal, the property is perfectly positioned for convenience, with the Windmill Hill Town Centre - a commercial precinct currently under construction. A full-line supermarket is scheduled to open in May 2026, ensuring everyday essentials and services will soon be just moments away, enhancing both lifestyle and

### Listed By

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**Open for Inspection**

By Appointment.

