

**36 The Grange , Tamworth, NSW 2340**

**\$1,075,000**

House 4  2 



### Where Space, Lifestyle and Leisure Align

Set against the rolling greens of the Long Yard Golf Course, this residence delivers space, comfort and an enviable lifestyle in a tightly held community setting.

Designed with families and relaxed living in mind, the home offers a spacious living and dining area complemented by a separate family room that flows seamlessly to a well-equipped kitchen - ideal for everyday living and entertaining alike. Each bedroom is generous in size, supported by a dedicated home office complete with a built-in desk, providing flexibility for work or study.

The true highlight is the exceptional outdoor entertaining area. Featuring inbuilt bench seating, integrated drink compartments and a pitched roof, this inviting space captures uninterrupted views across the golf course and creates the perfect setting for hosting family and friends or simply unwinding at the end of the day.

Car accommodation is equally impressive, with a three-car garage offering convenient drive-through access to the low-maintenance backyard - an ideal solution for those downsizing from acreage yet still wanting a sense of openness and practicality.

Year-round comfort is assured with a choice of ducted evaporative air conditioning, split systems, a cosy wood fire and gas points. Enhancing the lifestyle appeal further, residents enjoy access to The Grange community facilities, including a swimming pool, tennis court and BBQ area.

A rare opportunity to secure space, outlook and leisure-focused living in a location that truly delivers on lifestyle.

- Backing onto the Long Yard Golf Course
- Spacious living & dining plus separate family room
- Well-equipped kitchen with excellent storage
- Covered outdoor entertaining with inbuilt seating & golf course views
- Generous bedrooms + separate office with built-in desk
- Three-car garage with drive-through access
- Low-maintenance backyard
- Ducted evaporative A/C, split system, wood fire & gas points
- Access to community pool, tennis court & BBQ facilities

#### Listed By

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**Open for Inspection**

By Appointment.

