Knight Frank Tamworth
263 Peel Street,
Tamworth NSW 2340

41 Pages Lane, Tamworth, NSW 2340

$1,199,000

House 7 3









Space, flexibility and a lifestyle with room to enjoy

Positioned in the popular Kingswood area, just a short drive from Tamworth and conveniently located near AELEC and the sporting precinct, this impressive lifestyle property offers an outstanding combination of space, flexibility and independent accommodation. Set on approximately 6,050m², the property features a spacious four-bedroom family home, a fully self-contained two-bedroom granny flat, a separate studio and extensive vehicle storage, creating an opportunity to accommodate a variety of family and lifestyle needs.

Open for Inspection

By Appointment.

The main residence offers four generously proportioned bedrooms, with the master bedroom featuring both built-in and walk-through wardrobes, complemented by an ensuite. Multiple living areas include an open living and dining space, a separate lounge room and a dedicated office or study, providing plenty of flexibility for family living and working from home.

Comfort is well catered for with evaporative cooling, split-system air conditioning and ceiling fans in all bedrooms. The fully concreted undercover pergola extends the living space outdoors, providing a comfortable setting for entertaining, family gatherings or relaxed afternoons overlooking the established surrounds.

Adding considerable versatility is a fully self-contained two-bedroom granny flat, designed for independent living and complete with its own kitchen and bathroom. With split-system air conditioning, a separate septic system and Wi-Fi connection, it presents an excellent option for extended family, guests or those seeking additional accommodation.

There is further flexibility with a separate studio incorporated into the main shedding, offering an ideal space for a home office, creative pursuits or additional accommodation possibilities.

Outside, an inground saltwater swimming pool provides a great place to enjoy the warmer months, while the substantial shedding caters for vehicles, storage and hobbies. Measuring approximately 8m x 7.8m, the fully insulated double lock-up shed is complemented by an enclosed caravan storage area measuring 3.2m x 7.8m, providing practical accommodation for a caravan, motorhome or horse float.

The grounds offer an appealing balance of open space and easy maintenance, with established trees and smaller garden areas adding character to the surrounds. Further practical features include town water, substantial rainwater storage and a solar power system with battery storage.

Offering multiple living and working spaces, a self-contained granny flat, swimming pool, substantial shedding and dedicated caravan storage, this is a versatile

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.