

54 Upper St, East Tamworth, NSW 2340

\$2m - \$2.1m

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"WAHROONGA" – Federation Charm on 2,037sqm

Positioned within one of East Tamworth's most tightly held and picturesque streets, "Wahroonga" presents a rare opportunity to secure a significant Federation residence rich in history, character and scale. Occupying an expansive 2,037sqm parcel with dual frontage to Upper Street and rear access via Dowell Avenue, the home enjoys both presence and practicality in equal measure.

Open for Inspection

By Appointment.

Framed by a wide, tree-lined streetscape, the home's striking façade immediately sets the tone. A traditional bullnose verandah, complete with stained cypress pine decking, cast iron lacework and original French doors with timber shutters, captures the essence of its early 1900s origins and offers a warm, timeless welcome.

Inside, a classic full-length hallway with feature archway draws you through the home, revealing its generous proportions and refined detail. Five well-sized bedrooms are complemented by a formal lounge, central bathroom and an expansive rear living zone, delivering a versatile layout suited to growing families or those seeking space to adapt over time.

Original character features have been carefully preserved and thoughtfully balanced with modern-day comforts. Ornate fireplaces, decorative cornices and polished cypress pine flooring sit alongside built-in wardrobes, and zoned ducted reverse cycle air conditioning, ensuring both charm and functionality.

The formal lounge is a standout retreat, centred around a statement fireplace with marble mantle, creating a cosy yet elegant space to unwind. To the rear, the home opens into a light-filled contemporary living zone where everyday living and entertaining come together effortlessly.

The kitchen has been designed with both style and practicality in mind, featuring thick stone benchtops, shaker-style cabinetry, stainless steel appliances and a central island bench. A cedar bi-fold servery window connects seamlessly to the paved courtyard, while matching bi-fold doors extend the living space outdoors, inviting natural light in and offering uninterrupted views across the backyard and concrete inground swimming pool.

A well-considered utility and laundry zone, enhanced by an architectural skylight void, links the main home to the double garage with internal access. This area also incorporates a second bathroom and separate toilet, adding further convenience for family living or poolside use.

The main bathroom is generously proportioned and thoughtfully appointed, complete with a large single vanity, double linen storage, separate bath and shower.

Listed By

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