

**8 Ruthning Ave, Tamworth, NSW 2340**

**By Negotiation**

House 5  3  1 



## CHARACTER, COMFORT & EXCEPTIONAL FAMILY APPEAL

Positioned in one of East Tamworth's most hidden streets, this beautifully presented residence blends timeless character with the comforts and functionality demanded by modern family living.

### Open for Inspection

Sat, 27 Jun 2026 - 11:45 AM to 12:15 PM

From the moment you step inside, the home showcases warmth and personality through polished timber floors, decorative detailing, plantation shutters and an inviting collection of living and entertaining spaces. Designed to accommodate families of all ages, the versatile floorplan offers a seamless balance between formal and informal living while retaining a welcoming sense of charm throughout.

At the heart of the home, the impressive kitchen has been thoughtfully designed for both everyday living and entertaining, featuring generous bench space, quality appliances and a large island that naturally brings family and friends together. Multiple living and dining zones provide flexibility for growing families, while the abundance of natural light enhances the home's inviting atmosphere.

Outside, the property continues to impress with a substantial covered entertaining area overlooking the established gardens and sparkling in-ground pool. Whether hosting large gatherings or enjoying a quiet afternoon with family, the outdoor spaces have been designed to be enjoyed year-round.

Set on a beautifully established parcel within the sought-after East Tamworth precinct, the home enjoys close proximity to quality schools, parks, cafes, and the Tamworth CBD.

Additional features include ducted reverse cycle air conditioning, ceiling fans, plantation shutters, extensive storage and a flexible family-friendly floorplan designed for comfortable living.

### Features:

- Beautifully renovated character residence set on 1258m<sup>2</sup> of lush grounds
- Multiple living and dining areas, stunning family kitchen with large island bench
- Polished timber floors throughout, plantation shutters and decorative features
- Spacious covered outdoor entertaining area overlooking sparkling in-ground pool
- Established lush gardens with brick paved paths and private surrounds
- Ducted reverse cycle air conditioning, woodfire place and ceiling fans throughout
- Upstairs bathrooms feature underfloor heating

### Listed By

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