

9 Willow St, Tamworth, NSW 2340

Sold - \$622,000

House 3 1 1



## A Cherished Home, Ready for Its Next Chapter

Offered to the market for the very first time in over 60 years, this lovingly maintained home presents an outstanding opportunity to secure a quality residence in a highly accessible price bracket. Whether you're entering the market, searching for a comfortable family home, or looking to invest, the care and pride of ownership are immediately evident throughout.

Inside, the home provides flexibility with a choice of living spaces, including a welcoming living room and a spacious rumpus or sunroom at the rear - ideal for relaxing, entertaining, or accommodating a growing household. The kitchen has been thoughtfully updated over time and connects easily to the dining area, while the bedrooms are all comfortably proportioned and feature built-in storage. A dedicated office or study positioned off the rumpus offers a practical work-from-home solution or quiet retreat.

Outdoors, a gauzed front verandah creates a peaceful place to unwind, while the covered entertaining area overlooks immaculate, low-maintenance gardens - perfect for weekend barbecues and gatherings with family and friends. Vehicle accommodation is well catered for with a double-length carport leading through to a substantial 6m x 5.8m shed complete with workshop, ideal for tradies, hobbyists, or additional storage.

Positioned within easy reach of schools, parks, and the local shopping centre, this is a home that combines enduring care with everyday convenience - an opportunity sure to attract strong interest.

- First time offered to the market in over 60 years - a home defined by exceptional care and pride of ownership
- Flexible layout featuring a welcoming living room plus a spacious rumpus or sunroom at the rear
- Updated kitchen with functional design and easy connection to the dining area
- Comfortable bedrooms, all fitted with built-in wardrobes
- Dedicated office or study positioned off the rumpus - ideal for working from home
- Year-round comfort with 2 reverse cycle split systems, ceiling fans, and gas point heating
- Gauzed front verandah and covered rear entertaining area perfect for relaxing or hosting gatherings
- Double-length carport leading to a generous 6m x 5.8m shed with workshop
- Immaculate, low-maintenance yards with convenient access to schools, parks, and the shopping centre

### Listed By

Gavin Knee  
Phone: (02) 67661411  
Mobile: 0427 669 151

**Open for Inspection**

By Appointment.

