

**20 Burilla St, Tamworth, NSW 2340**

**Sold - \$342,500**

House 3  1  4 



## STYLISH UPDATES WITH A VARIETY OF ENTICING OPTIONS!

Stylishly updated throughout and offering a variety of enticing options, this deceiving family home is an ideal combination of size, flexibility and convenience. Upon entry you are greeted with a comfortable living room which spills into the entry and dining areas. The kitchen has been transformed into a stunning showpiece with stone benchtops, quality appliances and ample storage creating the family meeting place. Generous bedrooms all offer large built in robes and are positioned around the main bathroom which has previously been updated with modern taste while tiled to the ceiling. An expansive outdoor entertaining area overlooks the pool and rear yard while offering views towards the East hills. On the ground floor, the home features a bricked double carport that could easily be modified into a garage. Attached to the carport is an oversized double garage which offers the flexibility of more living space, workshop, gym or more car accommodation. A sparkling inground pool occupies the spacious backyard which has access for a trailer or vehicle via a gate. There is enough space for the kids to play while a rainwater tank supplies filtered water to the kitchen and pool. Access is made easy with stairs at the front and a large ramp at the rear ideal for elderly or those with mobility needs. Conveniently located within minutes to the CBD, parkland and schools this family home offers a variety of enticing options not normally seen in this price range.

### Open for Inspection

By Appointment.

- Text "20 Burilla" to 0416 907 837 for full specification & inclusions
- Stunning kitchen with stone benchtops & ample storage
- Four Car Accommodation with flexibility to provide more living, gym space
- Generous bedroom sizes all with large built-ins
- Tastefully updated bathroom tiled to ceiling & modern colours
- Expansive alfresco overlooks sparkling inground pool with views to East
- Rear Yard Access for Trailer or vehicle via gate
- Rain water tank supplies filtered water to kitchen and pool
- Easy access with large ramp at rear ideal for elderly or mobility needs
- Ducted Evap Air Cond & Gas point for year round comfort
- Convenient location within minutes to CBD, parks and schools

### Listed By

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

