

45 Phillip St, Tamworth, NSW 2340

\$495,000

House 3 2 2



FIRST TIME EVER OFFERED TO THE MARKET - UNBEATABLE CENTRAL W

Perfectly positioned to take advantage of a lovely Easterly aspect with views over the Tamworth city and beyond this one of a kind, original well-maintained family home presents an opportunity often sought but rarely found.

Open for Inspection

By Appointment.

Ahead of its time in its design and flooded with natural light, the living areas will impress the moment you step inside with direct access to a tiled outdoor area from the family room providing an effortless connection to the outdoors. The original solid kitchen was designed with the chef of the house in mind and has been maintained to a high standard and is perfectly functional with an electric oven and warmer, plus ample cupboard space and walk-in pantry.

Continuing with the tradition of style and quality, the sleeping areas comprise of master bedroom with large robe plus a spacious ensuite and floor to ceiling window capturing those stunning views. All three bedrooms feature built-in robes. The fully tiled main bathroom is perfectly functional and ideally situated to service the upstairs with the adjoining separate toilet. There is also a third separate toilet downstairs complete with a basin.

Downstairs is sure to please with room to accommodate 4 large vehicles and additional space for a workshop plus large storage space and enjoys all weather access into the house via an internal entry. Landscaped surrounds provides the ideal low maintenance outdoor environment with an excellent level of privacy with a fully fenced rear yard.

45 Phillip Street is perfectly situated in one of the most desirable areas of Tamworth overlooking the city, the property benefits from the convenience of a dedicated walkway providing easy access to everything Tamworth has to offer.

- Generous bedrooms, soaring ceilings throughout
- Spacious lounge and dining area, ducted A/C throughout
- Tiled alfresco area overlooking stunning views of the city
- Double garage with remote door total of 12.5x5.5m under house storage with light & power
- Master bedroom with large robe with elevated views
- Located in increasingly popular central west offering convenience to Shops, Clubs, Parks, Schools & CBD

Listed By

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