

**9 Warramunga Avenue, East Tamworth, NSW, 2340**



**House For Sale**

Thursday, 9 January 2025

9 Warramunga Avenue, East Tamworth, NSW, 2340

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Stuart Southwell  
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## Potential and Views for Days in a Superb Location

Auction Location: Online Auction

Creating an outstanding opportunity within highly desirable East Tamworth, this three-bedroom home is absolutely overflowing with potential for buyers seeking a fixer-upper. Having been excellently maintained, the brick-and-tile home is now ready and waiting to meet its next chapter in life! In terms of its current layout, it offers open-plan living adjoining a tidy kitchen on its main upper level, alongside three bedrooms and two bathrooms. A highlight of these, the master features a walk-in robe and ensuite, which opens out onto the rear balcony. Meanwhile downstairs, a second oversized lounge room adds fantastic flexibility to perhaps function as a fourth bedroom or guest accommodation, complete with third bathroom and laundry. With pretty neighbourhood views from the front balcony, further alfresco living is just as scenic out the back of the home, made up of an airy balcony and delightful backyard.

- Spacious brick-and-tile home on quiet, tree-lined cul-de-sac in great family-friendly location
- Generous block framed by neat landscaping offering verdant alfresco space to the front and rear
- Upper level creates hub within spacious open-plan living adjoined by neat kitchen
- Master features walk-in robe and ensuite that opens out to balcony at rear
- Two further bedrooms are serviced by main bathroom and separate WC
- Lower level reveals great versatility within second large lounge room and third bathroom
- Further flexi space, laundry and workshop within single garage also on lower level
- Charming front balcony offers tranquil outlook over leafy neighbourhood surrounds
- Rear balcony offers alfresco entertaining overlooking lush backyard
- Superb potential to renovate, modernise and really make the most of this excellent setting

Well known for its family-friendly appeal, East Tamworth offers a leafy, tranquil setting to call home, moments from essentials such as schools, shops and services. Situated on the fringes of East Tamworth, this property is also a stone's throw from Treloar Park's new tennis courts and bushland walking trails, as well as the Botanical Gardens and Tamworth Adventure Playground, not to mention your morning coffee at Deva Cacao. Woolies is also a short drive away, as is Tamworth's vibrant CBD.

Offers prior to auction seriously considered.

Online Auction closing 1pm Feb 6th 2025

Contact agent for further information.