



12 Arunta Place, Tamworth

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### EAST TAMWORTH – Simply Spectacular

All of our properties are open for inspection... by appointment.  
Call First National Real Estate Tamworth on (02) 67666122

Dress circle address at the top of Tamworth's East, this home is a must to inspect.

After 24 years of proud ownership, now is your chance to own this proven family home to love, share and enjoy.

You cannot help feeling the serenity from the moment you arrive. If you are attracted to privacy, stunning views and a true sense of rustic charm, you will love this.

#### Features:

- 4 Upstairs bedrooms (2 with balcony access)
- Ensuite off master bedroom with walk in robe
- Ample storage in all bedrooms
- Separate bathroom & toilet upstairs
- 3rd shower & toilet downstairs
- Combination of 3 upstairs and downstairs family living areas & bar area
- Separate games room
- Spotted gum polished floorboards and slate tiling
- Miele appliance dream kitchen overlooking the pool
- Cooling..... ducted evap cooling plus 2 reverse cycle air units, 5 ceiling fans
- Heating.... 2 reverse cycle air units, wood heater & 4 gas points
- 2 Exterior remote controlled shade blinds
- Pool... 10 mtr salt pool fully tiled with compliance certificate
- Garages... 2 remote control with carport
- North facing... 5 hours of winter sun through family room
- Quiet cul-de-sac & views of Duri Peak.

#### Contact:

Margo Taggart 0427-167 282 Principle  
David Doherty 0417-288 545 Principle

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

\$575,000

ID# 11891100277



 first national  
REAL ESTATE | Tamworth

David Doherty

0417 288 545



Margo Taggart

0427 167 282





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This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans by SURROUNDPOK.