



## FOR SALE

### UNIQUE OPPORTUNITY IN CALALA!

Welcome to 2 Gouldian Way, Calala. The lure of this property is in its timeless elegance & individuality, and its beautiful outdoor spaces. A home that truly needs to be experienced to be appreciated.

Located on the corner of Gouldian Way and Calala Lane in the Tamworth region, this well loved home is looking for a new family to enjoy all it has to offer. There will be no shortage of activities to occupy the time of it's new owners - from gardening, to swimming in the in ground pool, having your morning cuppa or afternoon wine on the verandah, or enjoying a gathering with family & friends around the fire pit. There's also an abundance of space outdoors for the kids to explore or play.

Education is aplenty nearby with both Farrer Memorial Agricultural High School and Carinya Christian School only a short drive away. Government School zoning is West Tamworth Public School for Infants & Primary, and Tamworth High School for Years 7-12.

Just down the road you'll find an IGA, Pharmacy, Doctors, Butchers, Takeaway Store and the much loved and locally owned Calala Tavern who serve up amazing meals - nice & convenient for those nights when you don't feel like cooking!

Features of 2 Gouldian Way, Calala include:

- \* Five bedrooms (three downstairs and two upstairs) - main with walk in robe and all others with built ins
- \* Main bedroom has access to verandah via French Doors
- \* Formal lounge room downstairs with French Doors leading out to the pool area.
- \* Main bathroom + separate toilet
- \* Inground pool - converted to salt chlorinated approximately two years ago
- \* Large open plan kitchen/dining/living space incorporating laundry area
- \* Third living area/activities room located upstairs
- \* Heating and cooling provided by ceiling fans, split system A/C units and gas points
- \* Double garage with internal access via staircase to kitchen/dining/living area
- \* Established gardens and mature trees
- \* Small workshop area under the verandah
- \* Raised vegetable garden beds
- \* Title description - Lot 4 / DP 774320 (Land size 1729m2 approx.)

5 BED | 2 BATH | 2 CAR

PRICE:  
\$995,000

OPEN FOR INSPECTION:  
N/A



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