



FOR SALE

ACREAGE LIFESTYLE IN TOWN – SPACE, COMFORT & ENDLESS FLEXIBILITY 12 PANORAMA ROAD, CALALA NSW

Nestled on a sprawling 5,628 square metre block in the sought-after suburb of Calala, this magnificent 6-bedroom acreage property represents the perfect fusion of luxury living and rural tranquillity. Just 4.5 kilometres southeast of Tamworth's CBD, this expansive family home offers an exceptional lifestyle opportunity for those seeking space, privacy, and modern conveniences in one of the region's most desirable locations.

This impressive residence showcases thoughtful design across multiple living zones, featuring 6 generously sized bedrooms and 3 well-appointed bathrooms, including 2 elegant ensuites. The home's intelligent layout incorporates 3 separate lounge areas, providing versatile spaces for family gatherings, quiet relaxation, and formal entertaining. Built-in wardrobes throughout ensure abundant storage, while a dedicated study offers the perfect work-from-home solution. The residence also features a large attached office area, with separate entrance, which would be ideal for a home business as was in the past, or an extra family living area.

The heart of the home boasts a modern kitchen complete with dishwasher, seamlessly connecting to the multiple living areas and creating an effortless flow for daily life and entertaining. Air conditioning ensures year-round comfort, while solar panels demonstrate the property's commitment to sustainable living and reduced energy costs.

Step outside to discover your own private resort-style oasis. The large in-ground swimming pool takes centre stage, surrounded by beautifully landscaped grounds that invite relaxation and recreation. Multiple entertainment zones include:

- Expansive paved area perfect for alfresco dining
- Dedicated outdoor entertainment area for hosting gatherings
- Fully fenced grounds ensuring privacy and security for children and pets

The property's practical features are equally impressive, with secure parking for 5 vehicles complemented by additional workshop space and storage sheds. This exceptional setup caters perfectly to tradies, collectors, or anyone requiring extensive storage and workspace facilities.

6 BED | 3 BATH | 5 CAR

PRICE:
\$1,049,000

OPEN FOR INSPECTION:
Jun 27 at 1:00pm - 1:30pm



Stuart Watts
0455031619
stuart@atrealty.com.au
www.atrealty.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.