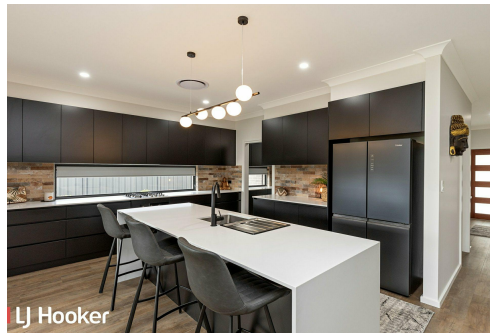




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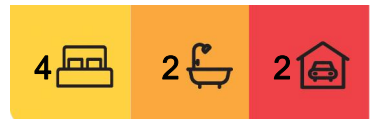
## Calala, 12 Charolais Drive

Modern Family Living in a Stunning 4 Bedroom Home with High-End Features

Discover the charm of 12 Charolais Drive, Calala a new home built in 2024, perfectly crafted for modern family living.

This beautifully designed 4 bedroom, 2 bathroom home with a double garage offers a seamless blend of style and practicality. The spacious open plan living area is complemented by the contemporary kitchen, which serves as the heart of the home. Featuring a sleek island bench with a waterfall stone edge, abundant storage, a built-in buffet, and a convenient walk-thru pantry with direct garage access for added ease.

The master suite is a private sanctuary, boasting generous proportions, a walk-thru wardrobe, and a luxurious ensuite with an oversized shower recess. A separate lounge/media room provides extra space for relaxation or entertaining, while the remaining bedrooms include built-in wardrobes for effortless organization. The home also features a



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/A73HTE](https://ljhooker.com.au/A73HTE)

**Contact**  
**Samuel Spokes**  
0475 843 042  
sam.spokes@ljhooker.com.au  
**Grace Hugo**  
grace.hugo@ljhooker.com.au



**LJ Hooker Tamworth**  
**(02) 6767 1710**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

walk-in linen cupboard, clever storage options, brand-new ceiling fans, and high-quality finishes throughout, adding to the home's overall appeal.

Step into the inviting alfresco area, where remote blinds and a ceiling fan offer comfort in every season. The fully fenced, landscaped backyard features an automated watering system, making outdoor upkeep simple and stress-free.

This stunning property is a rare opportunity to embrace the sought-after Calala lifestyle.

Contact us today to arrange a private inspection and make this exceptional home your own!

## More About this Property

<b>Property ID</b>	A73HTE
<b>Property Type</b>	House
<b>Land Area</b>	704 m2
<b>Including</b>	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

### Samuel Spokes 0475 843 042

Licensee, Director - Sales Representative | [sam.spokes@ljhooker.com.au](mailto:sam.spokes@ljhooker.com.au)

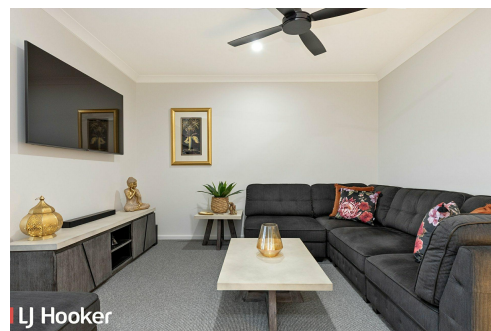
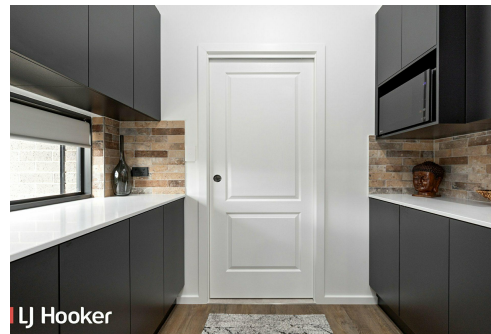
### Grace Hugo

Sales Associate | [grace.hugo@ljhooker.com.au](mailto:grace.hugo@ljhooker.com.au)

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