



64 Campbell Road, Calala

## Exceptional Dual-Occupancy Opportunity in a Peaceful Calala Setting

Positioned in a calm, welcoming neighbourhood in Calala, this beautifully designed home offers the perfect setting for family life and future growth., this exceptional property offers a rare opportunity to secure a home that delivers on lifestyle, space and long term value. Thoughtfully designed and beautifully finished, it caters effortlessly to growing families while also presenting an outstanding option for investors seeking strong returns and future flexibility.

The main residence showcases a modern, light filled design where quality and comfort go hand in hand. Three generous bedrooms are complemented by a well zoned layout, with the main bedroom enjoying the privacy of its own ensuite and walk in wardrobe. The remaining bedrooms are spacious and well appointed, ideal for children, guests or those working from home. At the centre of the home, the kitchen is both stylish and highly functional, featuring stone benchtops, premium appliances and a butler's pantry that makes everyday living and entertaining equally enjoyable. Open living areas connect seamlessly, creating a welcoming space for family gatherings, while reverse-cycle air conditioning ensures year-round

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**FOR SALE**  
By Negotiation

### AGENTS

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 **LJ Hooker**

comfort.

Step outside to the front deck and take in the calming rural outlook, a beautiful feature that enhances the sense of escape while still being so close to town. Parking and storage are well covered with a fully insulated double garage offering internal access, along with the convenience of an additional carport.

Adding even more appeal is the fully self contained two-bedroom second dwelling positioned at the rear of the block. Finished to the same high standard as the main home, it opens the door to multiple possibilities, whether that be accommodating extended family, providing independence for teenagers or generating a reliable second income. With strong rental demand in the area and an established return already in place, this property stands out as a smart and secure investment.

The location further elevates the offering. Calala is renowned for its relaxed atmosphere and strong community feel, and this home is perfectly positioned to take advantage of it all. Daily essentials are just a short walk away, including the local supermarket, pharmacy, medical centre, tavern and takeaway options, while nearby parks provide plenty of space for outdoor enjoyment. Both public and private schools are easily accessible, and Tamworth's CBD is only a quick 10-minute drive for shopping, dining and entertainment.

Combining modern living, income potential and a beautiful setting, this is a property that adapts to your needs now and into the future. Whether you're looking to settle into a quality family home or secure a high performing investment in a premium location, this Calala address delivers on every level.

## MORE DETAILS

Property ID	AV8HTE
Property Type	House
Land Area	720 m2
Including	Ensuite Air Conditioning Balcony Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

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