






25 Boulevard Place, Hillvue

Prime Longyard Golf Course Location & Ideal for Downsizers & Investors

Positioned in a quiet, well maintained street within the highly sought after Longyard Golf Course precinct, this lovely home presents an excellent opportunity for downsizers and investors seeking a low maintenance lifestyle in a prime location. Designed for easy living, the practical floorplan offers comfortable accommodation with good separation of spaces, allowing you to simplify without sacrificing comfort or quality.

The home features three generously sized bedrooms, all with built-in wardrobes, including a spacious main bedroom complete with a walk-in robe and ensuite. Living spaces are well proportioned, with a good sized living room complemented by a large tiled family area, ideal for everyday living or entertaining. The modern, well equipped kitchen includes a dishwasher and pantry, while ducted air conditioning ensures year round comfort.

A lovely main bathroom with a separate toilet, large laundry and an abundance of storage add to the home's functionality. The outdoor entertaining area is centrally positioned within the home, creating a

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FOR SALE
By Negotiation

AGENTS

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fantastic space for hosting family and friends. At the rear of the property, a large concrete area provides excellent off street space, ideal for securely accommodating a caravan, boat or additional vehicles. A double lock-up garage with remote and internal access completes the package.

The low maintenance design allows residents to fully enjoy the surrounding lifestyle, with scenic walks along the golf course, nearby cafes and regular events at AELEC all close by. From an investment perspective, the location continues to attract strong demand due to its proximity to major sporting, entertainment and employment facilities.

Opportunities within this tightly held precinct are rarely available. 25 Boulevard Place offers a smart option for downsizers seeking a relaxed lifestyle or investors looking to secure a quality property in one of Tamworth's most desirable locations.

MORE DETAILS

Property ID	ASWHITE
Property Type	House
Land Area	480 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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