



11 Wagonia Drive, Kootingal




Move In Ready. Offering Comfort, Space & Convenience

Nestled in the quiet village of Kootingal, this beautifully presented three-bedroom, two-bathroom home offers the perfect combination of space, comfort, and practicality—ideal for families, first-home buyers, or investors alike.

Step inside and enjoy the large open-plan living and dining area, complemented by a spacious kitchen complete with stainless steel appliances, a breakfast bar, and ample storage, perfect for daily living and entertaining. The master bedroom features a walk-in robe and private ensuite, while the two additional bedrooms are generously sized with built-in robes.

Ceiling fans and a split system air conditioner ensure year-round comfort, while the covered outdoor entertaining area provides the perfect setting for relaxed gatherings. The fully fenced backyard is ideal for children or pets, and the rear yard access offers added convenience for trailers or extra vehicles.

Additional features include a double garage with internal access and a peaceful position close to local shops, schools, and parks, all just a short drive from Tamworth.

3  2  2 

FOR SALE
By Negotiation

AGENTS

Samuel Spokes
0475 843 042
sam.spokes@ljhooker.com.au

Grace Hugo
grace.hugo@ljhooker.com.au

AGENCY

LJ Hooker Tamworth
(02) 6767 1710

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.

 **LJ Hooker**

Don't miss this fantastic opportunity to secure a quality home in a friendly, well connected community. Contact us today to arrange your inspection.

MORE DETAILS

Property ID	AEPHTE
Property Type	House
Land Area	749 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	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

Grace Hugo

Sales Associate | grace.hugo@ljhooker.com.au

LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340
tamworth.ljhooker.com.au | tamworth@ljhooker.com.au

