

Moore Creek Gem

Price : **SOLD**

3  2  0 

Area & Tenure:

1.83 Ha (4.522 Ac)

Tamworth Regional Council - R5 Large lot residential

Situation:

6 kms North of Tamworth.

Description:

Loamy soils, scattered established shade trees, on a level block. Mostly arable.

Watered by 3 x 5000 gal fresh rainwater tanks. Community bore for gardens, troughs and w/c. Average annual rainfall of 27 inches. Fencing good to fair.

Improvements:

3 Bedroom open plan brick home. Spacious master bedroom with ensuite. Built-ins in 2 bedrooms, formal lounge with wood heater, kitchen-dining room and 2 bathrooms. Air-conditioning and ceiling fans throughout, undercover entertaining area overlooking inground pool with feature a rock fountain, paved front verandah.

- Lockable steel shed approx.30ft x 20ft on concrete slab with power, lights, kitchen bench, wood heater, division wall and windows for an ideal teenagers retreat.

- Steel machinery shed, fully lockable on concrete slab, power, plumbed in for extra w/c

- Lockable garage/workshop with adjoining car port

- Chicken coop

- Stables with day runs (4 smaller or converted to 2 larger stables)

- 2 lockable garden sheds for tack & storage rooms

- Arena (approx. 80ft x 40ft) -3 sides timber rail

- Pool garden shed

Features:

- 3 bedroom open plan brick home with 2 bathrooms and many features

- Inground pool with undercover entertaining area

- Equine facilities

- Shedding x 3 including one started fit out

- Excellent location - 5 minutes out of Tamworth

Agents Comments:

A property that creates a welcoming feeling to come home to.. This is an ideal property for the horse enthusiast with a lovely open plan brick home opening onto the undercover entertaining area and sparkling pool to relax.

The home is set back off the road to enjoy privacy, all within 5 minutes of Tamworth. Moore Creek is a very sought-after area, properties with this much to offer are rare to find with an attractive price tag to match.

Inspections highly recommended.

Beaumont Property Sales

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Schute Bell Property

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Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All representations, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representatives:
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Property



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