

Renovated quaint & cosy country cottage

Price : SOLD

2 1 0



Renovated country cottage circa 1930/40's. Constructed of Cyprus timber on concrete piers & iron zincalume roof with large front timber undercover front entrance verandah. Only 37 kms to Tamworth City and 22 kms to Nundle. 100 metres to local shop/garage offering take away, general groceries & fuel. 500 metres to local primary school.

The cottage comprises 2 bedrooms, 1 bathroom with shower, spa, toilet, vanity & laundry facilities. Open plan living/ dining/ kitchen, wrap around front area from lounge room for sitting area or office. New carpet and new timber look click clack floor coverings and tiled bathroom. Upright electric stove/oven, overhead range hood and under bench/overhead cupboards with smaller pantry. Open fireplace and reverse cycle air conditioner for year-round comfort.

The undercover timber back verandah/ entertaining area is overlooking the beautiful trees surrounding the property.

Duncans Creek at the western boundary of the adjoining neighbours property with access to the creek.

11,500 litres (3000 gallon) tank connected to Well with electric pumps. Single older style shed for parking & tools as well as smaller garden shed.

Features:

- Renovated quaint & cosy country cottage
- New carpet bedrooms & lounge/family areas
- Open plan kitchen/family
- Spacious bathroom with large spa bath
- Timber decking undercover verandahs front & back

Agent comments:

A quaint & cosy country cottage that has been tastefully renovated. The cottage features include two bedrooms, new carpet in bedrooms & lounge/family room, bathroom with shower, vanity and a beautiful large spa bath, open plan kitchen/dining opening through to the family- lounge area that wraps around to the front area for office space leading out onto the beautiful timber decking undercover front veranda to enjoy the morning sun over coffee.

The lounge/family room creates a welcoming feel in the cooler months with a traditional open fireplace to relax over drinks. Along with the reverse cycle air conditioner to ensure all year comfort.

The property represents a lovely country feel that captures you, the minute you pull up, it is neat & well presented with a warm & inviting vibe, set on a spacious half acre beautiful block surrounded by trees & established lawns, with plenty of room a pony and for open air entertaining flowing off from the back veranda undercover timber decking. Access to Duncan's Creek to paddle in or relax with a picnic on the creek banks with the tranquillity of the flowing waters.

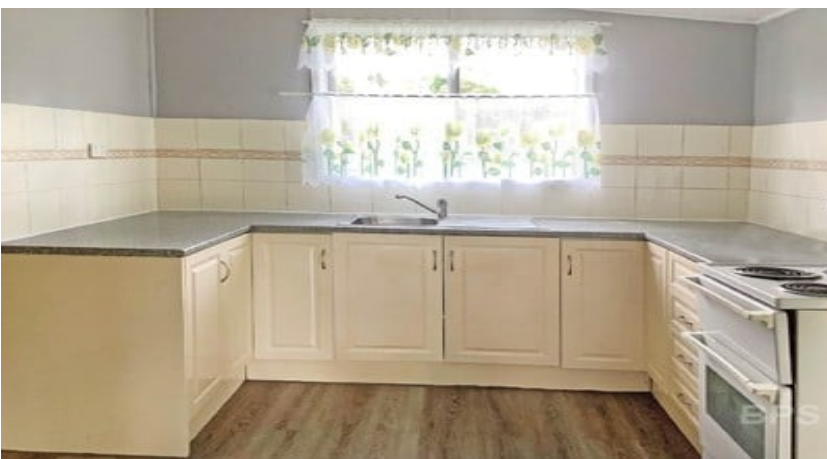
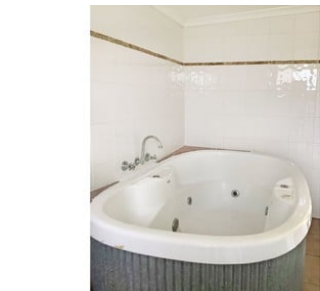
Woolomin village is within easy distance of the thriving centre of Tamworth. 5 minutes to the popular Chaffey Dam for all your summer recreational boating, fishing and fun outings for the whole family to enjoy. The historical village of Nundle captures visitors from a field for the yearly festivals and other features of Nundle. The Woolomin village also caters for all your necessary needs with a lovely primary school & the local shop for take away, food & fuel supplies.

Would be well suited to many buyers, including as an holiday cottage ,an investor for B & B purposes, a family starting out or a couple.

Inspections only by appointment only

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Representative
Cameron McIvor

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