

## Offering An Idyllic Lifestyle

Price : SOLD

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Area & Tenure:  
1.8 Ha (4.45 Ac)

### Situation:

Impressive large home in the beautiful Daruka Valley close to Tamworth, in a tranquil cul-de-sac area. Easy stroll for the family to enjoy the soothing sound of running water alongside the creek for picnics & paddling fun for all.

### Description:

Almost 5 acres of level to gentle sloping fertile granite, established shade trees, lawns & low maintenance garden. Orchard secured in a fenced laneway & two other fenced paddocks for horses or sheep.

Fresh rainwater 100,000 litres storage from home catchment, plus added benefit 0.8 Mg entitlement community bore connected to all outside tapes & the home if needed. Further catchment of fresh rainwater is available from the large machinery shed.

### Structural Improvements:

Splendid newly refurbished throughout large brick home located in the beautiful Daruka valley close to Tamworth. Abundance of features including 4 bedroom/ built in robes, 2.5 bathrooms, 3 spacious living areas, stunning kitchen for the discerning chef, substantial undercover entertaining area, Master bedroom boasts a walk-in robe & large ensuite with additional private access onto the entertaining area. Main bathroom 3 way with spa bath, shower, separate toilet & roomy vanity area. Eye catching large open plan modern kitchen, dining & family living area positioned in a central part of the home, leading in from the N/E facing undercover entertaining area. Separate large formal lounge room that adjoins the large rumpus & additional family room. 16 kw ducted, zoned air conditioning for all year-round comfort. Sizable laundry with built ins & shelving along with 3rd shower & toilet. Substantial outdoor undercover entertaining area power points & lighting. Welcoming front veranda leading into the wide formal entrance.

Large 4 bay machinery shed, 2 remote electric doors, concrete slab, 3 phase 240 volt power, lights, new steel shelving system.

### Features:

- Impressive large quality brick home set on almost 5 ac in the Daruka Valley, surrounded by established trees, quiet cul de sac close to Tamworth.
- Large 4 bay machinery shed, remote electric doors, 3 phase power, lights, new steel shelving on a concrete slab.
- Easy stroll for the family to relax & enjoy picnics & paddling around in soothing running water in privacy

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Inspection recommended and by appointment only

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Property



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Beaumont Property Sales gives no guarantee, warranty or representation as to the accuracy and layout. All endeavors have been made to insure accuracy at time of print.

130 Urangera Drive, Daruka