



**SOLD**

## 53 ELOURA ROAD, TAMWORTH PERFECTLY LOCATED LIFESTYLE BLOCK WITH COMMERCIAL LICENSE

Located in the Tintinhull Valley, this idyllic property consisting of 33 acres offering fabulous 180-degree mountain views, 10 minutes from Tamworth CBD with an immaculate full renovated 4 bedroom family home.

The house is freshly painted inside and out with new carpet throughout. Features a newly renovated kitchen looking towards the views, an island bench, high end appliances fitted and new vinyl plank flooring. A spacious lounge room with separate dining room which could, in need, be converted into the 5th bedroom. A fully renovated bathroom, large laundry and 2nd toilet complete this slick establishment.

Full length verandahs are attached to the back and front of the home with a fantastic outdoor area featuring fire pit and day bed, to fully enjoy those balmy summer nights. Outside – the house yard is fabulously presented with established trees, a garden shed, potting shed and small chook shed. A separate Studio/Craft room is situated within the garden setting which could also be used for additional accommodation in need.

The rural land has been totally refenced throughout, divided into 7 paddocks, with laneways for horses, troughs, a sand arena with free standing hay/machinery shed and water connected. Huge sheds, 2 bores pumping 20 mgs water to house and farm. For the environmentally conscious, the house has 6.6 KVA solar panels erected on the house roof and an Enviro cycle septic tank.

This property has limitless appeal and inspection is highly recommended.

Viewing by appointment only Contact Stuart Watts on 0455 031 619

**5 BED | 1 BATH | 4 CAR**

**PRICE:**  
\$960,000

**OPEN FOR INSPECTION:**  
N/A



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