



SOLD

CLASSIC QUIET FAMILY RETREAT

Situated on just under 5 peaceful acres, this well-maintained brick and tile residence, built in 1990, is set in a native planted garden with mature trees and various outdoor eating areas, facing due north to take in the mountain vista.

This family orientated property presently has a fenced house yard, family play area and swimming pool. Outside the house yard, a potential studio is constructed, chicken coop and run to accommodate chickens, a small man-made lake for ducks and another sizeable, fenced area where presently a few miniature goats graze. Alternatively, a very suitable area to keep horses.

The home has 5 large bedrooms all with built ins, fans and large windows to enjoy the views outside.

3 bedrooms adjoin a good sized family/play room while the master bedroom has a large delightfully fitted ensuite with bath, shower and double vanity unit. The 5th bedroom is presently being used as an office, but is amply able to convert to another bedroom or nursery, close to the master.

The well fitted airy kitchen/ diner and multipurpose room, newly fitted with vinyl floorboards, open out onto the pool area.

Other features include:

- Plenty of storage – cupboards in both ends of the home
- Double garage with work benches
- 18 solar panels – 4.5 kilowatts
- Ducted reverse cycle air conditioning throughout
- Plumbed gas for heating
- 3 water tanks total 135,000 litres
- Town water, septic
- Rates \$742 per quarter

Another attraction to this property is that it has a R1 zoning, where subject to council approval, small residential lots may be approved.

4 minutes to Tamworth Base Hospital and Private Hospital

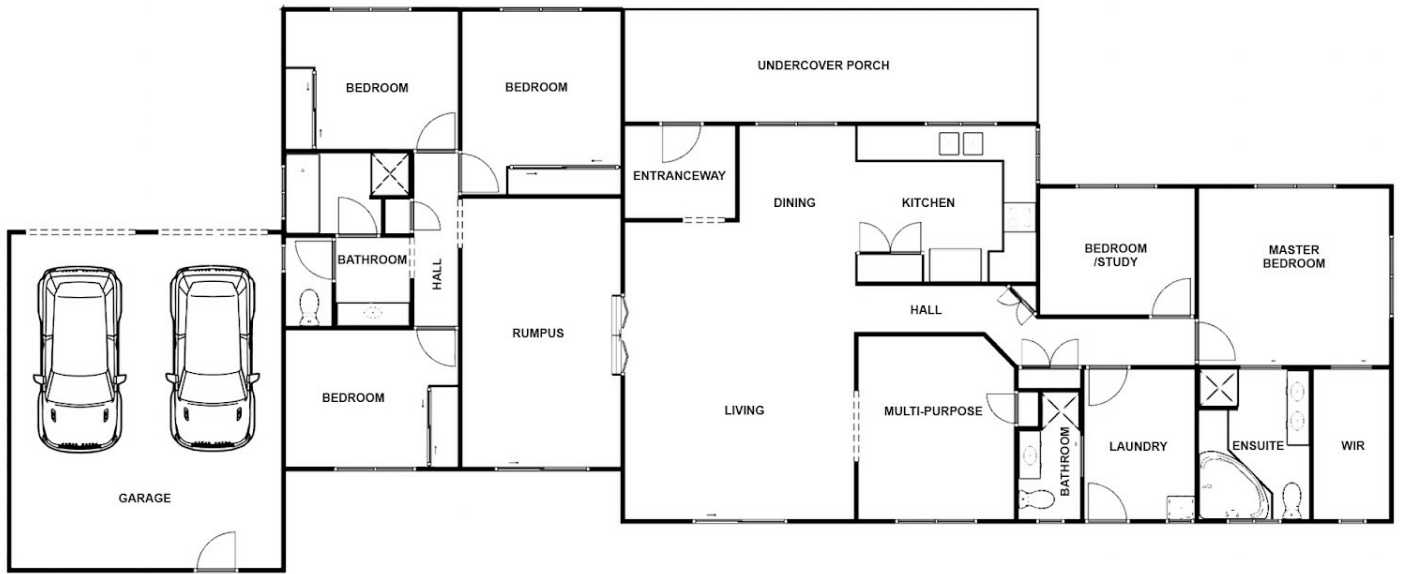
5 BED | 3 BATH | 2 CAR

PRICE:
\$1,200,000

OPEN FOR INSPECTION:
N/A



Stuart Watts
0455031619
stuart@atrealty.com.au
www.atrealty.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.