



SOLD

COUNTRY LIVING AT ITS BEST – LIFESTYLE PROPERTY WITH INCOME POTENTIAL!

Escape to peace and privacy with this exceptional lifestyle property, perfectly positioned with a scenic and easy commute to Tamworth for work, shopping, services and just minutes to Bendemeer's charming village amenities like bus service, school, post office and iconic pub. Set on around 9.13 hectares (22.5 acres) of beautifully maintained all useable quality acres, this property is setup and ideal for horse lovers, hobby farmers, or anyone seeking space and serenity with the possibility to generate some income.

- Home features
- 3 very spacious bedrooms with built in cupboards (main bedroom with ceiling fan and reverse cycle air conditioner),
- 1-bathroom with separate toilet,
- renovated kitchen with reverse cycle air conditioner and dishwasher
- separate living area with woodfire, ceiling fan and reverse cycle air conditioning that walks out on back deck ideal for those early morning coffees or sunset cocktail's enjoying the spectacular views.
- Separate big laundry with utility room
- Expansive 4-vehicle carport
- Separate garage – perfect for storage, gardening shed or outdoor entertaining area
- Infrastructure includes but is not limited to
- Large shed with stables, new lockable tack room, and feed room
- Lockable container under cover for secure storage
- 20-head cattle yard with crush and loading ramp with additional older crush next to arena
- 3 big dog runs with undercover area
- Arena
- 5 well-fenced paddocks with excellent pasture
- Halls Creek creek flowing through 3 back paddocks as a permanent fresh water supply
- Dam in the front paddock
- Three 19,000L (5,000 gallon) water tanks (2 on shed and 1 on house) can pump up from shed to house
- 27MEG Water licence included from creek
- Closed in chook house with enclosed outside space.

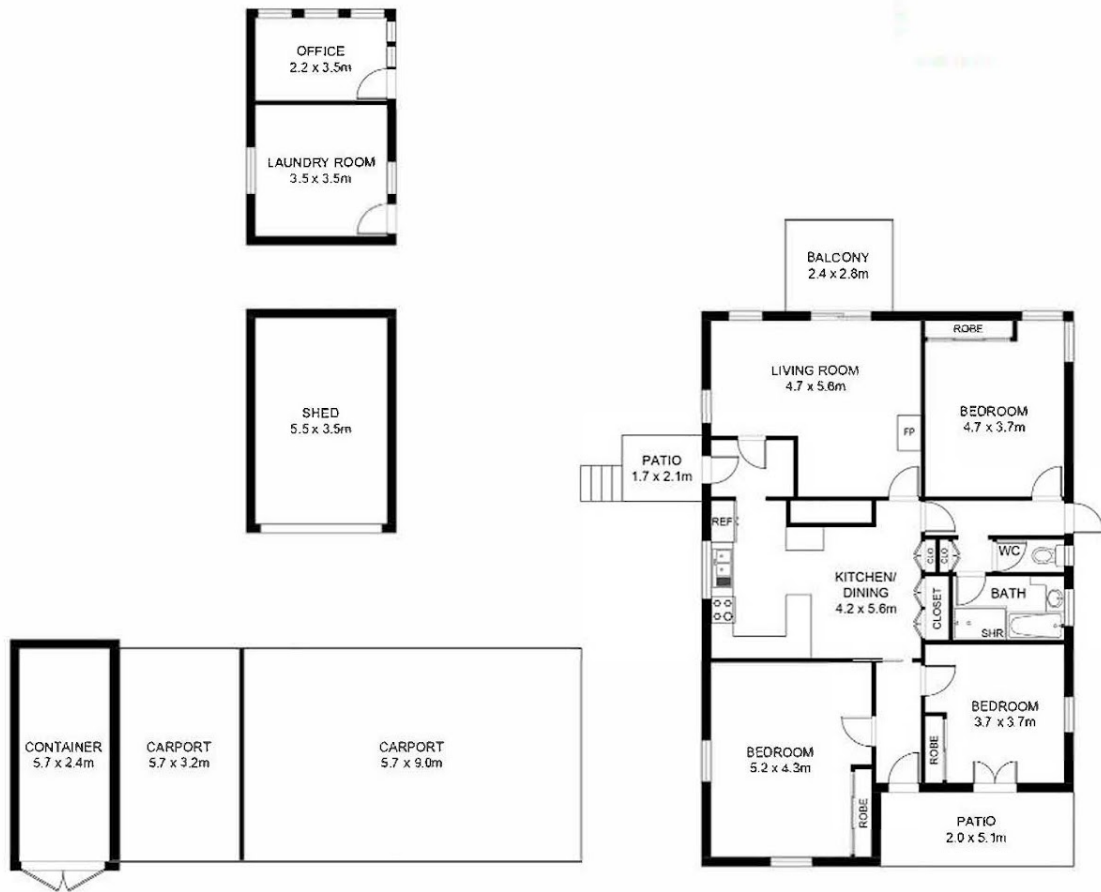
3 BED | 1 BATH | 4 CAR

PRICE:
\$790,000

OPEN FOR INSPECTION:
N/A



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5189 HALLS CREEK ROAD, BENDEMEER

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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.