



FOR SALE

PERFECTLY POSITIONED PROPERTY

Step into rural Australian living at its finest with this exceptional 3-bedroom house positioned on an expansive 1012 square metre block at 90 Moodana Street, Tottenham. Located opposite the local Hospital and Medical Centre, this thoughtfully designed family home offers the perfect blend of modern comfort and country charm, making it a location perfect Investment property or an ideal retreat for those seeking space, privacy, and a genuine connection to community life. The home welcomes you with 145 square metres of well-appointed living space featuring three generous bedrooms with built-in wardrobes, ensuring ample storage throughout. New disabled friendly bathroom will cater to family convenience, while the additional rumpus room provides flexible space for children's play, home office, or relaxation area with an extra bathroom and laundry adjoining. The Chef in the family will enjoy the well-appointed, modern kitchen and formal dining room.

Modern amenities enhance daily living with air conditioning ensuring year-round comfort, while eco-friendly features including solar panels and 3 large water tanks demonstrate environmental consciousness and help reduce utility costs. The fully fenced property provides security and privacy, perfect for families with children or pets.

The town offers excellent amenities including a local doctor, ambulance services, and the impressive Sporting facilities and competitions including Tennis, Soccer, Netball, Golf, community gym and many more. The sealed local airstrip with night lighting ensures emergency medical access, while the annual Far Cairn Rally brings motorcycle touring enthusiasts from across the State. Equine sports galore with a huge Annual race day, Gymkhana, Team Penning sporting and Pony Club days. Located in prime wheat-growing country, Tottenham provides the authentic rural Australian experience with modern conveniences.

The combination of generous living spaces, practical outdoor features, modern amenities, and Tottenham's unique community character creates an opportunity that rarely comes to market. Experience the warmth of small-town living where neighbours become friends and every day offers the space and freedom to live life on your own terms.

3 BED | 2 BATH | 3 CAR

PRICE:
\$330,000

OPEN FOR INSPECTION:
N/A



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