Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"The Oaks" 4 Magnesite Rd, Tamworth, NSW 2340

$1,625,000

Other 6 3 2









The Oaks - A Magnificent Small Rural Holding with Creek Fron

The Oaks, 4 Magnesite Road, Attunga NSW
44.72Ha | 110Ac*

Open for Inspection

By Appointment.

Set in a tightly held and highly regarded rural district, The Oaks presents an outstanding opportunity to secure a well-developed small farm offering an exceptional family home, impressive agricultural infrastructure, abundant water and some of the most attractive creek frontage in the Attunga district.

Conveniently positioned just 8 kilometres from the village of Attunga and approximately 28 kilometres from the City of Tamworth, this beautifully presented property combines the tranquillity of country living with easy access to town.

Magnificent Family Home

At the heart of the property is an impressive five-bedroom brick family home, constructed with a steel frame and corrugated iron roof, complemented by an adjoining fully equipped granny flat with all amenities.

The home has been thoughtfully designed to take full advantage of its beautiful rural setting and outlook towards Attunga Creek. Multiple areas of decking provide wonderful spaces to relax, entertain and enjoy the peaceful country atmosphere.

The main bedroom features a private ensuite and walk-in robe, while the second bedroom has access to a shared bathroom. Four of the bedrooms include built-in wardrobes.

The spacious living area is a standout, featuring magnificent cathedral ceilings that create an impressive sense of space and light. Soft carpeting features throughout the bedrooms and family room, while polished timber floorboards flow through the balance of the home.

The kitchen is equally impressive, with a large open island bench, quality appointments, gas cooktop, electric oven and walk-in pantry, making it ideally suited to family living and entertaining.

Comfort is assured year-round with a feature fireplace incorporating a unique central woodfire box, a second woodfire heater in the family area together with a reverse-cycle split system in the main living area and ducted reverse-cycle air conditioning throughout the balance of the home. Plenty of parking with a connected 2 car carport and a large area behind the house limestone gravelled with a feature retaining wall. A beautifully established garden surrounds the home.

Water - A Major Feature

Water is one of the property's greatest assets.

The holding enjoys double frontage to Attunga Creek, with magnificent established river gums and other mature timber lining the creek. The creek frontage provides not only an exceptional landscape but also an environment rich in wildlife and birdlife, creating a truly special rural ambience.

The property also benefits from a water access licence for irrigation.

Water storage includes:

- Approximately 110,000 litres of rainwater storage collected from the machinery shed and supplying the home

Listed By
Simon Burke

Listing Number: 3550154

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.