Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

145 Timor Rd, Coonabarabran, NSW 2357

$755,000

Acreage 4 2 3









Small Acreage So Close To Town !

The owner is ready to sell and listen to offers !
After lovingly transforming this home into a modern retreat the time has come for this owner to move along. It is set in a peaceful location and just 2 km from the main CBD. This property combines a tranquil setting with established trees and plants, gardens and paths and all with convenient access to town.

Open for Inspection

By Appointment.

Key Features:
• 4 spacious bedrooms, 2 bathrooms, games room or 5th bedroom, sunroom, office space
• Contemporary kitchen with an adjoining dining room, walkin pantry & featuring stylish new tiles
• Expansive lounge area with carpets, abundant natural light, and a cozy 2-sided wood fire
• Reverse-cycle ducted air conditioning throughout for year-round comfort
• Brand new main bathroom, tastefully designed
• Freshly painted interior and newly painted roof
• All bedrooms have carpets

Additional Features:
• Practical laundry with plenty of cupboard space
• Detached 2-car garage
• Well-maintained driveways, including a bitumen driveway to the property boundary and secure internal fencing
• Beautifully established gardens, paths, and a 17sqm pergola with a concrete floor and BBQ area-perfect for outdoor entertaining
• Storage shed with basic toilet and shower, machinery shed, and additional storage areas for all your needs
• Septic tank and two bores providing excellent water access
• 4kW solar panels for energy efficiency
• Water storage with a 2500L poly tank, 22500L fiberglass tank, and two stock and domestic bores

Surrounded by mature trees and lush gardens, this home also boasts newly laid road base roads leading to the house and workshop sheds, making for easy access and added convenience.
With a generous lot size of 4.07 hectares (R5 Large Lot, Residential Zone), this property is not just a home, but an opportunity to enjoy a peaceful rural lifestyle while staying close to the heart of town.

Listed By
Jane Mcwhirter

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Listing Number: 3460829

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.