

### 3 Thornbill Rd, Tamworth, NSW 2340

House 6 3 5

### Expressions of Interest



## Living on Tranquil Country Property

This serene five-acre property creates an enchanting opportunity for families seeking a dual occupancy or an escape to the country without compromising on conveniences.

### Open for Inspection

By Appointment.

Grand in its dimensions yet wonderfully welcoming, this home offers an abundance of space and endless versatility, as it spans an expansive single level offering Dual-key living. Drenched in natural light from the northern facing living areas. Each inviting space feels relaxed and effortless, allowing family members their retreat, while also offering plenty of opportunity to connect. Making the most of the incredible vista, alfresco entertaining frames the home front and back, looking out over the established manicured gardens to the paddocks beyond. Whether you opt to keep horses, start a hobby farm, or simply use all that space to let the kids run free, you have a wealth of potential on this magnificent block.

- Expansive family home on sprawling five-acre corner block with side access via delightful tree-lined gravel driveway
- Beautifully cared-for-home specially designed for multi-generational living, offering families an expanse of space to make their own
- Dual Occupancy options: Au pair, generational living/granny flat, Airbnb, older teen kids needing space
- Large windows and alfresco frame spectacular views over charmingly landscaped, drought-resistant gardens, paddocks and Moore Creek's rolling countryside
- Hampton styled kitchens, featuring ample counter and cabinet space, breakfast bar, modern appliances, and gas cooking
- Master with walk-in and ensuite, 5 robed bedrooms and 2 bathrooms
- Flexi freestanding double garage with single carport
- Another freestanding garage with a carport, laundry and additional work basin and network connectivity. This garage is semi lined and has reverse cycle AC which will make this spot suitable for many purposes
- Zoned ducted reverse cycle AC
- 13.5KW solar and 20kw solar inverter
- Town water and 25,000-gallon water storage
- 2 sheds located at each end of the residence, 3 x 3 & 4 x 3
- Fibre Optic High Speed internet connection making WFH a breeze whilst the family stream Netflix at the same time
- 5 High quality fenced paddocks with plumbed water
- Beautiful orchards growing citrus and stone fruit trees with irrigation system

Situated within the highly sought after Moore Creek Estate, adjoining Forest Hills, the property is surrounded by other quality homes on parcels of a similar size.

### Listed By

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