

87 Honniball Dr, Tocumwal, NSW 2714

\$990,000 to \$1,089,000

House 3  2 



The Ideal Rural Lifestyle - Just Minutes from Tocumwal

Equipped with premium horse facilities, this property is a standout for any equestrian enthusiast. Three professionally fenced paddocks, featuring a combination of Woodshield and Stockguard fencing, provide safe and secure spaces for your horses. Two 6 x 3 metre Colorbond shelters offer excellent all-weather protection, while two full-size stables connect seamlessly to a fully appointed tack room and a hot/cold wash bay. Completing the setup is a spacious 62 x 28m Olympic sand arena, perfect for schooling, training, or enjoying a variety of riding disciplines.

Offering the perfect harmony of rural tranquillity and close-to-town convenience, this impressive 4.6-acre property is ideal for those seeking both lifestyle and practicality. Located just five minutes from the Tocumwal township, the well-presented three-bedroom brick veneer residence delivers comfort, versatility, and space for the whole family.

Open for Inspection

By Appointment.

The well-designed open-plan kitchen, living, and dining area forms the central hub of the home. The kitchen includes a gas cooktop, gas oven, dishwasher, and a generous walk-in pantry, making daily living effortless. The adjoining dining space is enhanced by a large Coonara wood heater, providing warmth and ambience throughout winter. Beyond this, an expansive second living area offers an excellent retreat for relaxation, entertainment, or family gatherings. The main bedroom features a walk-in robe, ensuite, and TV and phone connection points. The remaining bedrooms are fitted with built-in robes and ceiling fans, ensuring year-round comfort. Climate control is comprehensive, with ducted evaporative cooling, a split-system unit, the Coonara heater, and an additional gas heater.

Outside, the property impresses further with three powered sheds (10 x 6m, 6 x 6m, and 4 x 9m), offering ample storage, workshop space, and versatility for hobbies or business use. Automatic sprinkler systems service both the front and rear gardens, with additional bayonets located in the paddocks. The established gardens, mature trees, and sheltered paddocks create a serene, attractive environment well-suited to livestock, equestrian pursuits, or simply enjoying the outdoors.

Combining lifestyle, location, and functionality, this property offers an exceptional opportunity to secure a rural haven only moments from town.

Contact us today to arrange your inspection.

Listed By

Andrew Kerr
Phone: (03) 5872 1255
Mobile: 0428 577 067

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