

**4048 Halls Creek Rd, Tamworth, NSW 2340**

**Sold - \$689,000**

Lifestyle 5  3  6 



## WOW!!!! LOOK AT THIS

100 acres with fantastic valley views, huge carport, storage container & machinery shed

The vendor has spared no expense in the renovations to make this the ideal family home

Rural Power is supplemented by a Solar system & battery

Water is supplied with rainwater tanks and from a bore feeding tanks above the house

There is additional shedding which could be converted to stable for horses or a workshop if you prefer

Features include:-

- 3 bedrooms with built-in wardrobes in the main house with a huge annexe at the rear
  - Magnificent overlay flooring throughout the living areas
  - Ensuite on main bedroom and two additional bathrooms
  - Modern kitchen has six burner gas range with large range hood and dishwasher
  - Split system air conditioning for heating & cooling
  - Gas hot water
  - Mains power supplemented by Solar electricity system with battery
  - Automatic streetlights up driveway
  - Dedicated office could be used as a small additional bedroom if required
  - Converted annexe at the rear offers large open plan space with carpet & tiles, direct access to the third bathroom and its own kitchenette with gas cooktop
  - Approximately 11 x 7 metre machinery shed
  - Undercover parking with concrete floor has room for two cars
  - Extensive additional shedding available could be easily converted to stables or workshop
  - Two large rainwater tanks
  - Water reticulation system from large tanks above the house is supplied by a bore at the front of the property
  - Small yards & loading ramp suitable for sheep or goats
- All paddocks have new fencing with security style fencing at the front

### Open for Inspection

By Appointment.

### Property Features

- 3 bedrooms with built-in wardrobes
- huge annexe at rear
- Water reticulation system from large tanks & bore
- Solar electricity system with battery
- Additional shedding could be converted to stables
- Ensuite on main bedroom and two additional bathroom

### Listed By



Bruce Styles  
Phone: (02) 49 306707  
Mobile: 0429 623 010

