

1648 Manilla Rd, Tamworth







AN EXCEPTIONAL LIFESTYLE OPPORTUNITY AWAITS.

3 1 2 6.22ha

Well positioned just on the outskirts of the horse capital and the well-known AELEC 14kms from the centre of the Tamworth CBD on Manilla Road in the quiet community of Moore Creek is a little gem awaiting for its new owners whether they are the horse enthusiast ready to train their next yearling, hobby farmer wanting to dabble in managing a small crop or that car enthusiast wanting that extra room for all those projects with room for an extra guest or two.

Beautifully presented 3-bedroom 1 bathroom home with an enclosed sunroom adding that extra space for mum's hobbies, kids activities or dads TV room. Whatever the choice the family will be well climatised with the recycle split systems in every room plus evaporative air and two fireplaces one in the main lounge room the other in the enclosed sunroom keeping everyone warm and cosy on those cold winter nights.

Summer nights entertaining will be well enjoyed on the back veranda around the BBQ with a nice refreshment looking over the rear of the property with a picturesque valley view towards the east. Family and four legged friends will enjoy the house yard being well established, secured and surrounded by shaded trees.

The outside infrastructure will not disappoint.

- Secured lockable powered workshop with extra room for a visitor and mezzanine floor for that extra storage as well as inbuilt 20-foot sea container for additional security
- Powered 3 bay machinery shed
- Powered 3 Stall Stable Block with Concrete Tack shed and wash bay
- Additional outside concrete wash bay
- Secured Chook Pen
- Equipment Hay Storage Shed

Price	SOLD for $935,000
Property Type	Residential
Property ID	38
Land Area	6.22 ha

AGENT DETAILS

Phillip Hetherington - 0428 680 028

OFFICE DETAILS

Tamworth
Shop 6, 19 Wallamore Road, Tamworth,
NSW 2340 Tamworth NSW 2340
Australia
0267662901

GARVIN & COUSENS

- Secured Shed with 3 WIWO Stables / Yards
- Cattle Ramp and Yards
- Foaling Stable and Yard adjacent to the house
- Front two paddocks secured cattle rail
- 5 additional larger paddocks
- 30,000 Litre Water Storage Tank rear of the workshop (pumped by the bore) servicing all the out taps including the front paddocks as well as feeding up to the 20,000-litre tank that gravity feeds the rear paddocks
- 22,000 Litre Water Storage Tank positioned at the house (pumped by the bore) servicing the home
- 9000 and 2,200 Litre rainwater tanks positioned at the house
- 5.2kw solar panels
- Good bore services all outside infrastructure including the home with the ability to set up to K Line for that additional watering across the 15.36 acres
- 26m Round Yard
- 80 x 40 roping arena with return alley
- New internal and external electrified fencing
- Double enclosed garage, automatic roller doors

This property will not disappoint all the hard work has been done, move in and relax to enjoy or why not take the opportunity to generate that second income. It's all there for the taking…

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.