

1-3 Moffatt Street, Breeza, NSW 2381



House For Sale

Monday, 3 June 2024

1-3 Moffatt Street, Breeza, NSW 2381

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1208 m2

Type: House



Liz Morris
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\$395,000 - \$420,000

St. Mary's Breeza, flawlessly merging historical allure with contemporary comfort, underwent a comprehensive restoration and thoughtful expansion ten years ago under the stewardship of the previous owner. Established in 1892, its original elements have been delicately integrated with addition of practical living spaces. Each morning, residents are greeted by the expansive vistas of the Liverpool plains, which offer a dynamic tapestry of changing hues with each season. Nestled amidst resilient and beautiful gardens that require minimal upkeep, this property presents an idyllic backdrop. St. Mary's embodies the quintessence of regional Australian elegance, providing a blank canvas for the myriad of possibilities waiting to be explored. Some features include: -Ample water supply with a 45,000L rainwater storage system-Stained glass windows and timber doors meticulously restored-Timber floors in the Church polished to a shine-Spacious second-level bedroom offering tranquil retreat-Compact, efficient galley kitchen equipped with a gas cooktop-Installation of gas points to enable cozy heating options-Sleek, contemporary bath with an integrated laundry nook-Entryway highlighted by a striking timber wall feature-Convenient study area for work or creative pursuits-Secure, single car garage providing peace of mind Considering its prime location and unique amenities, this property presents a golden opportunity for short stay accommodation or live full time. Equipped with modern appliances and comfortable furnishings, it's perfectly suited for travelers seeking the comforts of home paired with the luxury of a vacation retreat. Its proximity to local Gunnedah or Liverpool Plains attractions such as dining, and shopping makes it an attractive option for visitors who wish to explore the area without straying far from their temporary abode. (STCA)*The Liverpool Plains are rapidly becoming a focal point for Agritourism. Centrally located with the bustling regional centers of Gunnedah and Tamworth less than an hour away *, and Sydney a mere four hours by car, it presents an ideal opportunity to claim a slice of the region's heritage. Breeza stands out as a center of agricultural activity. Both Quirindi and Gunnedah are within a convenient 25-minute drive, offering a range of amenities including primary and secondary schools, daycare centers, gyms, and health facilities, all set against the backdrop of the relaxed pace of life in regional NSW.*Tamworth approx. 71km, Gunnedah approx. 41.9km, Sydney approx. 395km*Short term accomodation subject to council approval.