

**1000 Upper Moore Creek Road, Moore Creek, NSW  
2340**



**House For Sale**

Wednesday, 3 April 2024

1000 Upper Moore Creek Road, Moore Creek, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1 m2**

**Type: House**



Stuart Southwell  
0488923988

## **Auction - Guide \$800,000 - \$830,000**

Auction Location: Online Timed Auction

Sprawling over 3.5 beautifully tended acres, this gorgeous rural property provides that escape to the country you've always dreamed of, while keeping everyday conveniences close at hand. Revealing a fabulous array of recent updates, the property delivers everyday comfort elevated by modern appointments, while keeping things nice and effortless through its practical floorplan. With a cosy combustion fireplace at its heart, open-plan living sits side-by-side with an elegant new kitchen, while three robed bedrooms sit off to one side. A tidy bathroom and new laundry complete the interior. Outside, there is even more to love. Offering sweeping rural views from its pretty front verandah, this space extends out to a new entertainer's deck, while out back, the new inground pool is sure to cause a splash come summer! The oversized workshop is perfectly sized to accommodate tools and toys, with large, fenced paddocks at the side providing superb versatility to suit whatever you might want to do with the land-

Renovated country home set on flat 3.5-acre block bordered by Moore Creek at the rear- Effortless layout reveals bright open-plan feat. combustion fire and split-system AC- Distinct living and dining zones adjoined by tasteful kitchen boasting stone benchtops, attractive cabinetry, modern stainless-steel appliances and breakfast bar- Three carpeted bedrooms with built-in robes; middle bedroom could function as a study- Neat bathroom features shower-over-bath and separate WC, adjacent to new laundry- Picturesque views from front verandah and large deck, framed by manicured gardens- Sparkling new pool privately set at back of property, with fenced paddocks at the side- Large freestanding workshop with three automatic roller doors, power, lights, insulated with air-conditioned office plus handy garden shed- DA approval for Granny Flat- Bore water with recently replaced pump, plus three 22,000L water tanks- Fully irrigated house yard with automatic watering system, 22,000L rainwater tank, with a whole house filtration system- Sizable paddocks irrigated with troughs with float valves, could be used to accommodate hobby farm, horses or alpacas

Perfectly peaceful and blissfully picturesque, this property feels a world away from the hustle and bustle – but that doesn't mean it's far from it. Situated on the bus route into town, the property is an easy 10-minute drive from Tamworth, allowing you access to all the essentials such as schools, shopping centres and medical facilities in hardly any time at all

Rates \$1,973.32 PA

Online Timed Auction closing Friday 3rd May 1pm

<https://buy.realtair.com/properties/126297> Offers highly considered prior.