

134 Tanglewood Road, Kootingal, NSW 2352

HELEN HYTEK

Acreage For Sale

Saturday, 9 December 2023

134 Tanglewood Road, Kootingal, NSW 2352

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: Acreage



Helen Hystek

Expressions of Interest

Tucked about 23 kms North of Tamworth, in the serene Cockburn Valley, lies this charming property on 12.1 acres of scenic land. Embrace the calm of this rural escape with easy access via a paved road leading straight to your doorstep. This countryside retreat offers diverse terrain, from open fields with new fencing to hilly granite landscapes. Whether you fancy riding bikes, exploring on horseback, or simply taking leisurely walks among the captivating natural surroundings, this property sets the stage for a fulfilling rustic lifestyle. Plus, with the school bus stopping right outside the gate and its proximity – just 5 kms from Kootingal Village, 2 kms from Moonbi store, and a quick 15-minute drive to Tamworth CBD – tranquillity meets convenience in this outstanding spot.

The Residence: A Two-Story Solid Brick Haven This two-story brick home features 4 bedrooms and 2 bathrooms. The roomy master bedroom comes with its own ensuite, while the other bedrooms share a family bathroom. The well-equipped kitchen, located next to a dining area bathed in natural light, highlights a new induction cooktop, ideal for those who enjoy cooking. A delightful lounge area features a wood fire and leads to a veranda with breathtaking rural views of mountains and the Cockburn Valley. Downstairs, there are versatile spaces that can easily transform into bedrooms, a hangout for teens, a home office, or a workshop, catering to various lifestyle needs. While the interior exudes timeless charm, this property provides an exciting chance for you to express your personal style and update the space with a modern touch.

Year-Round Comfort The home is equipped with both evaporative air conditioning and a new split system, ensuring comfort in every season. For chilly winter nights, cosy up by the wood fire or take advantage of the gas points strategically placed throughout the residence.

Ample Space for Your Vehicles and Hobbies There is a single lock up garage plus a car port, and next to the house is a two bay shed with a concrete floor and roller doors, providing secure parking for two cars. This multi-functional space can also double as a workshop or storage for your cars, boats, tractor, trailer, motorbikes, and other recreational toys.

Water Security and Comfortable Living A recent addition to the property includes a brand-new high yielding bore, plus there are two 5000-gallon rainwater tanks, ensuring abundant water supply for various needs. Don't miss this amazing opportunity to own a piece of rural paradise just a short drive from Tamworth. Embrace the potential and make this property your own haven, where the possibilities are as vast as the landscape itself. Arrange your inspection today and step into the lifestyle you've always dreamed of.