

# 210 Langens Lane, Moore Creek, NSW 2340



## Other For Sale

Tuesday, 16 January 2024

210 Langens Lane, Moore Creek, NSW 2340

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 40 m2

**Type:** Other



Stuart Southwell

## **Auction - Guide \$1.5M - \$1.6M**

Often sought yet rarely found, this sprawling property not only delivers a superb four bedroom homestead, but also offers up 16 electric fenced paddocks, rainwater tanks for livestock and domestic use, solar bore water, yards with covered crush and scales, and four well-equipped sheds, including machinery, farm, workshop and hay. The home is modern and reflects an idyllic Australian lifestyle, with a wrapped verandah, open plan living, a formal lounge and fabulous outdoor living area. - Beautifully landscaped driveway with an avenue of established trees to welcome you home - Single level home with a generous floorplan, plenty of room to move and grow - Four bedrooms supported by two big bathrooms, including a luxe ensuite with bath - Relax and unwind on the verandah, where you'll be greeted daily by a stunning view - Exposed brick interior walls add charm and character, AC keeps things comfortable - 120,000 rainwater tank for the house plus three tanks for stock and domestic - Moore Creek WAL with underground mains - Water troughs feed from the water tank via the modern solar bore system - All paddocks have a laneway system and lead to the stock yards - Shade sails have been added for stock shelter to paddocks without trees - Machinery shed with concrete floor - Versatile farm shed with sealed floor separate rooms, mezzanine storage, 5.2kw solar - Picturesque setting - level land backdropped by stunning mountain setting. A small rural community typified by rural properties, Tara Downs is a haven of natural beauty. Experience life on the land where peace and privacy are assured while enjoying the comfort and convenience that comes with being only 20 minutes from Tamworth's vibrant CBD and hospital, or just a short drive to Moonbi for conveniences. Rates: \$1,013.25  
PA Online Timed Auction closing 1pm on Thursday 15th February 2024 <https://buy.realtair.com/properties/120162> Offers prior to Auction seriously considered.