

63 Dunoon Road, Tamworth, NSW 2340



Sold House

Friday, 1 September 2023

63 Dunoon Road, Tamworth, NSW 2340

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



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\$960,000

This delightful small acreage offers you all the lifestyle of being out of town with room to move, play & grow. There's even room for your pony. Set well back from the road, the location captures the brilliant valley views, and never the western setting sun. An easy drive into the city, you are only approx. 8kms from Tamworth's vibrant CBD, choice of schooling options, and Coles Northgate Shopping Centre. Currently leased until the end of January 2024, there's \$650 per week to enjoy until vacant possession, which can sometimes be earlier (conditions apply). Fast Facts:

- 5 Bedrooms – 4 with built in robes.
- Verandahs on all 4 sides.
- Choice of 3 living areas, including a sunken lounge room with gas combustion fire.
- 9ft Ceilings throughout for an added sense of space.
- Modern kitchen with gas cook tops, extraction rangehood.
- Fully ducted reverse cycle air conditioning.
- Rear covered pergola entertaining.
- Double garage both with automatic roller doors.
- 22,000 Litre underground concrete rain water storage tank.
- 1 x 19,000 litre rain water tank collect as back up.
- Own bore (stock & domestic use only) and is part of a community water users group for added comfort.
- Inground salt water pool with current compliance certificate.
- Solar hot water with booster.
- Bank of 15 solar panels for the lowest power bill.
- Double bay steel shedding with concrete flooring and power connected.
- Has own concrete cricket practice pitch with netting.
- Has community water scheme.

Title description is - Lot 56 in Deposited Plan 245147 (2.11 Hectares or 5.21 Acres). Council rates are approx. \$1,612 >> please note these are file images and still represent the property in a true depiction Contact: David Doherty 0417-288 545 Principal Margo Taggart 0427-167 282 Principal First National Real Estate Tamworth (02) 67666122 Disclaimer: We have not verified whether or not that the information in this advertisement is accurate and we do not have any belief one way or the other of its accuracy. All purchasers must rely completely upon their own inquiries before purchasing. Kamilaroi Country - First National Real Estate Tamworth proudly acknowledges the Kamilaroi people as the Traditional Custodians of the land we live & work, and their continued connection to land, water and culture. We offer our respects to Elders past, present. First National Real Estate Tamworth is Tamworth furnished accommodation; strata management agents in Tamworth; residential sales in Tamworth; property management agents in Tamworth; rural sales agents in Tamworth; and licensed auctioneers.

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