

'Acacia Ridge', Chapmans Road, Moonbi, NSW 2353

Elders

Lifestyle For Sale

Friday, 10 May 2024

'Acacia Ridge', Chapmans Road, Moonbi, NSW 2353

Bedrooms: 3

Bathrooms: 1

Area: 140 m2

Type: Lifestyle



Ben Green

0412100681

Expressions of Interest

Nestled in amongst the Moonbi Ranges, "Acacia Ridge" offers 140 hectares of pristine native bushland providing privacy and peacefulness. The landscape comprises foot-slopes and ridges, characterised by granite boulders; Box, Kurrajong & Pine timber; and the occasional majestic Fig Tree. Set amongst the mountainous backdrop on a cleared ridge is the eco-style three bedroom brick residence with northerly aspect, enjoying bush views in every direction. The dwelling has excellent bones, and with a bit of TLC will provide a wonderful permanent address or rural retreat. "Acacia Ridge" is your opportunity to escape the rat race and revel in the sense of isolation the Moonbi Ranges can provide, all within 20 minutes of the centre of Tamworth.

- 140 hectares or 346 acres
- Located 30 km from Tamworth CBD, easy commute via New England Highway
- Elevation ranging from 560m to 940m ASL
- Solid brick 1980's split level residence providing comfortable three bedroom, one bathroom accommodation
- Open plan kitchen and living area, separate family/dining room
- Bathroom includes bath, shower, separate toilet and vanity unit
- Polished timber floor boards, carpet in bedrooms
- Excellent natural light throughout, sliding door external access to both living areas and main bedroom
- Slow combustion wood heating, split system air conditioning, ceiling fans
- Mains power connected plus 20 panel solar system
- Garden and storage shedding
- 45,000 litres of rainwater storage in 2 x concrete tanks
- Terraced garden areas
- Mountainous bushland environment ideal for bush walking, exploring, bird watching and hunting, just to name a few
- Secondary access off New England Highway to southern boundary
- Spectacular valley & district views from elevated sections of the property

'Acacia Ridge' is being sold as part of a deceased estate, via an Expressions of Interest Campaign, closing on Friday 14 June 2024 at 4pm. Inspections by appointment with the exclusive selling agent.