

22 Maysteers Ln, Moore Creek, NSW, 2340



House For Sale

Friday, 6 September 2024

22 Maysteers Ln, Moore Creek, NSW, 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Exceptional Equestrian Lifestyle

Welcome to 22 Maysteers Lane, a remarkable property set on 5.1 acres of pristine land, just 12 kms from Tamworth. Offering both spacious living and exceptional horse infrastructure, this home is the perfect blend of comfort and functionality.

The large, light-filled, Dunst Brothers-built home features four generously sized bedrooms, all designed with modern living in mind. The master suite includes a well-appointed ensuite with double vanity sinks and a generous walk-in wardrobe. The three additional bedrooms each come with built-in robes, ensuring ample storage space for the whole family. For your enjoyment, unwind with family movie nights in the comfortable media room, or make use of the additional living space-ideal for entertaining guests or setting up a versatile games room.

The updated kitchen is a real highlight, featuring stylish tiled splashback, stone benchtops, and high-end Smeg appliances. With a large breakfast bench, it's perfect for everyday meals or casual entertaining. The home also boasts zoned reverse-cycle air conditioning, timber plank flooring throughout, and carpeted bedrooms and lounge for added comfort.

For horse enthusiasts, this property offers three steel-fenced horse yards, each with shelters, as well as a 70x30m sand arena-ideal for training or leisure riding. The paddocks are well-fenced with cattle rail and electric fencing and are serviced by individual taps.

Water supply is abundant, with town water, a newly installed bore delivering 5,400 litres per hour, and 110,000 litres of rainwater storage. There's also a massive 26x10m shed with 3.4m clearance, complete with a sealed bay with textured concrete flooring, offering versatile use for storage or workspace. A smaller shed currently serves as a gym and workshop.

Additionally, the property features 6.2kW solar panels, instantaneous gas hot water, and gas points for heating, ensuring energy efficiency and modern convenience.

Only 12 kms to Tamworth's CBD, 18 kms to the Australian Equine and Livestock Events Centre (AELEC), and just under 7 kms from Moore Creek's new shopping village, currently under construction.

This property is a rare find, offering a perfect blend of country living with all the practical amenities for horse enthusiasts. Don't miss this opportunity to own a property that truly has it all.

- Four bedrooms with robes, main with walk-in and ensuite
- Two living spaces
- Reverse-cycle ducted heating and cooling
- 3 fully fenced paddocks + 70x30m sand arena
- Town water, equipped bore + 110,000ltrs rainwater storage
- 26X10m shed
- 6.2kw solar
- Land size 5.16 acres

* This information has been prepared to assist solely in the marketing of this property. Whilst all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.