



## Ferndale, 267 New England Gully Road, MOONBI, NSW 2353

126 acres close to Moonbi with spacious residence and huge shedding

**51.17 hectares, 126.44 acres**

Ferndale is ideally positioned just 3 km from the village of Moonbi, offering convenient access to a general store, bottle shop, post office, primary school and rural merchandise supplies, and only 23 km from the full range of services and amenities in Tamworth. Practical features include mail delivery every second business day, a school bus service to the front gate and NBN wireless internet.

Comprising 51.17 hectares (approx. 126 acres), the property is nestled within a sheltered valley with fertile granite soils and an attractive rural outlook. The land gently transitions from open, undulating slopes to timbered hill country, making it well suited to small-scale grazing or a range of recreational pursuits. Subdivided into seven paddocks, the property is well watered by two bores - one equipped with a new electric submersible pump supplying a header tank and troughs - along with a dam and New England Gully running through the front of the property.

The brick and tile residence, built circa 1980, is a spacious and comfortable family home featuring four bedrooms, two bathrooms, three separate living areas, a dining area and a generous office space. The kitchen, main bathroom and ensuite have been

**TYPE:** For Sale

**INTERNET ID:** 300P191753

**SALE DETAILS**

**\$1,250,000**

**CONTACT DETAILS**

**Ben Green**

0412 100 681

tastefully updated, with built-in robes in three bedrooms and three split-system air conditioning units providing year-round comfort. Energy efficiency is enhanced by a 32 panel solar system with Tesla battery storage (never pay an energy bill again!!). Car accommodation is provided by a double carport with lock up storage.

A standout feature is the substantial shedding, offering some 476 sqm of building area. Previously utilised as dog boarding kennels, the facility lends itself to a variety of uses including horse stables, other rural enterprises, workshop or general storage. The shedding is fully concreted, powered, includes water connection, numerous small and large enclosures, and access to animal yards/runs. There are also timber cattle yards.

Offering a balance of attractive country, quality improvements and excellent proximity to Moonbi and Tamworth, Ferndale presents an outstanding rural lifestyle opportunity.

- Land Area 51.17 hectares
- Bedrooms: 4
- Bathrooms: 3

**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	3











