



## 378 Hannam Vale Road, MOORLAND, NSW 2443

### UNDER A CHANDELIER OF STARS

Escape to the peaceful beauty of Moorland with this enchanting character home, perfectly positioned at the foot of a breathtaking mountain. Set on a generous quarter acre (1012 sq metres) block, 378 Hannam Vale Road offers the perfect blend of rural charm and functional country living.

Step inside to discover a residence defined by its original features and soaring 9ft ceilings. The formal lounge acts as a cozy sanctuary, featuring:

Classic Vertical Timber Panelling for an authentic rustic feel.

A Fireplace, perfect for those crisp country evenings.

Picturesque Views looking out across the surrounding farm lands.

The kitchen and dining area serves as a practical hub, featuring timber look cabinetry, an oversized sink, and a freestanding gas cooktop.

The home is designed with versatility in mind, offering multiple living zones and spacious bedrooms:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 93P2379

**SALE DETAILS**

**OFFERS INVITED**

**CONTACT DETAILS**

**Troy Loretan**  
0400 530 269

Bedroom 1: A light-filled, spacious room with original hardwood flooring.

Bedroom 2: Architectural interest with unique angled raised ceilings.

Bedroom 3: Conveniently located off the living areas, offering great space.

Second Living: A spacious space perfect for a media room or kids' play area.

Sunroom: A flexible space at the rear of the home, ideal for a home office or guest quarters.

The backyard is a true highlight, providing a safe and sprawling environment for kids to run and play against the stunning mountain backdrop.

Handy homeowners and hobbyists will love the shed, which includes two dedicated storage rooms and a workshop area.

An additional room offers the perfect quiet space for a private study or studio.

Experience the peace of Hannam Vale Road. Whether you're looking for a character filled family home or a quiet country retreat, this property is a rare find.

Located just moments from Moorland Village including a Primary School and within easy striking distance to the magnificent coastline, Port Macquarie and Taree.

Call Troy Loretan on 0400 530 269 to arrange your private inspection of this lovely property.

\*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

Other features: Area Views, Carpeted, Openable Windows, Toilet Facilities, Window Treatments

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Floorboards









This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.