



1495 Upper Moore Creek Road, TAMWORTH, NSW 2340

Great Lifestyle Opportunity

Set on a generous 1.62 hectare block, this peaceful Moore Creek holding offers space, outlook and usability in a setting that feels private and established, while remaining approximately 12 minutes from the Tamworth CBD.

The home is well positioned on the land and thoughtfully laid out, with multiple living zones flowing through the centre of the residence and large windows that frame the surrounding farmland. A generous lounge room is warmed by a wood fire and is complemented by reverse cycle air conditioning, ensuring year-round comfort. Ceiling fans throughout the home further enhance airflow and livability.

At the heart of the home, the updated kitchen has been designed with functionality front of mind. It offers generous bench space, ample cabinetry, quality appliances and a highly usable layout with clear sightlines across the living areas and out to the paddocks beyond, making the kitchen both practical and well connected to the rest of the home.

Accommodation is generous, with large-sized bedrooms each featuring built-in wardrobes, while excellent linen storage is provided along the hallway. The main bathroom includes a large bathtub, with a separate toilet located within the laundry,

TYPE: Auction

INTERNET ID: L17620616

AUCTION DETAILS

6:00pm, Thursday February 19th, 2026

CONTACT DETAILS

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adding everyday practicality. A dedicated home office area overlooks the paddock, creating a peaceful workspace ideal for those working from home. Connectivity has also been well considered, with a boosted TV antenna and wireless NBN internet professionally installed, providing reliable service in a rural setting.

Outside, the infrastructure and usability of the property really come into their own. Lock-up garages provide secure vehicle accommodation, with additional space suitable for a workshop or home gym. There is excellent storage throughout, including a wood storage area, tool shed, and a large undercover structure currently used for bulk firewood storage, but equally suited as a hay shed or feeding and stable area. A water bay station area and multiple outdoor fire pit sitting areas further enhance the lifestyle appeal.

The land itself is highly usable and easy to manage, with the layout of the home and block lending itself well to the creation of separate paddocks if livestock are desired, as the property has previously accommodated a round yard. Established herb and vegetable gardens, complete with a water tap at the garden, along with a chicken pen, allow for a more self-sufficient lifestyle if desired.

Water security is a major advantage, with access to a community bore and two rainwater tanks, meaning no council water bills. The property is also connected to the council Enviro septic system, eliminating the need for pump-outs and reducing ongoing maintenance.

One of the key features of this lifestyle block is its sense of openness and privacy. Unobstructed views across surrounding farmland give the feeling of being on much larger acreage without the associated upkeep. Adjoining land includes Telstra-owned property that will not be built on, while neighbouring farmland is used for cattle grazing, ensuring no close residential development and preserving the rural outlook.

Families will appreciate the convenience of a school bus at the gate servicing local schools, along with access to a range of schooling options nearby, including Tintinhull Public School, Oxley High School and a selection of Christian schooling choices within Tamworth.

Offering the ideal balance of space, infrastructure and everyday comfort, this is a proper lifestyle property that delivers the rural feel buyers are chasing, without isolation or excessive maintenance.

Other features: Bore

- Land Area 1.62 hectares
- Bedrooms: 4
- Bathrooms: 2
- 5 car garage
- Ensuite
- Floorboards





