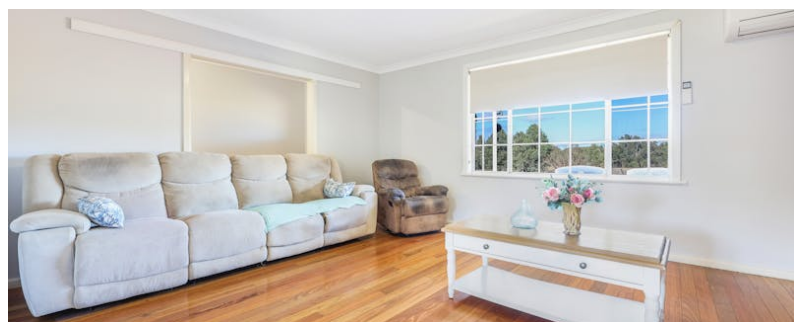




245 New England Gully Road, TAMWORTH, NSW 2340

AUCTION - GENUINE SALE: PRICE GUIDE + \$700 000

Well presented yet proving room for further development, 2245 New England Gully Road is a quality lifestyle property on the outskirts of Moonbi and just a short drive to the regional centre of Tamworth. Well improved with a brick home, excellent external infrastructure and plenty of shedding, it is well worth an inspection. Situated in the popular township of Moonbi, sits this wonderful lifestyle opportunity. Perfectly suited to an array of purchasers, providing upsizers, horse lovers and first home buyers the potential to walk straight in and enjoy exactly what this property has to offer. The property itself is on 1.68 hectares* or 4.15 acres* of useable land. A key bonus to this property is that all the hard work has been done with new fencing recently being completed. The infrastructure on the property is impressive, offering large a 12x9m* & 6x9m* shed, garden sheds, vet crush & horse stables. The property itself is a solid brick & tile home that has multiple spacious living areas, four well sized bedrooms, renovated kitchen and a peaceful sunroom that is perfect for enjoying a morning coffee in.

245 New England Gully Road, Moonbi will be offered for sale via public auction on Thursday 4th December 2025, genuine vendors who are encouraging offers prior to auction.

Additional features:

TYPE: Auction

INTERNET ID: L30932942

AUCTION DETAILS

6:00pm, Thursday
December 4th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

- Split system air-conditioner and fire place providing year round comfort
- Timber floorboards throughout
- Bore with electric submersible pump and header tank, reticulating to troughs
- Rainwater tanks (3 x 5000 gallon)

(Approx.*)

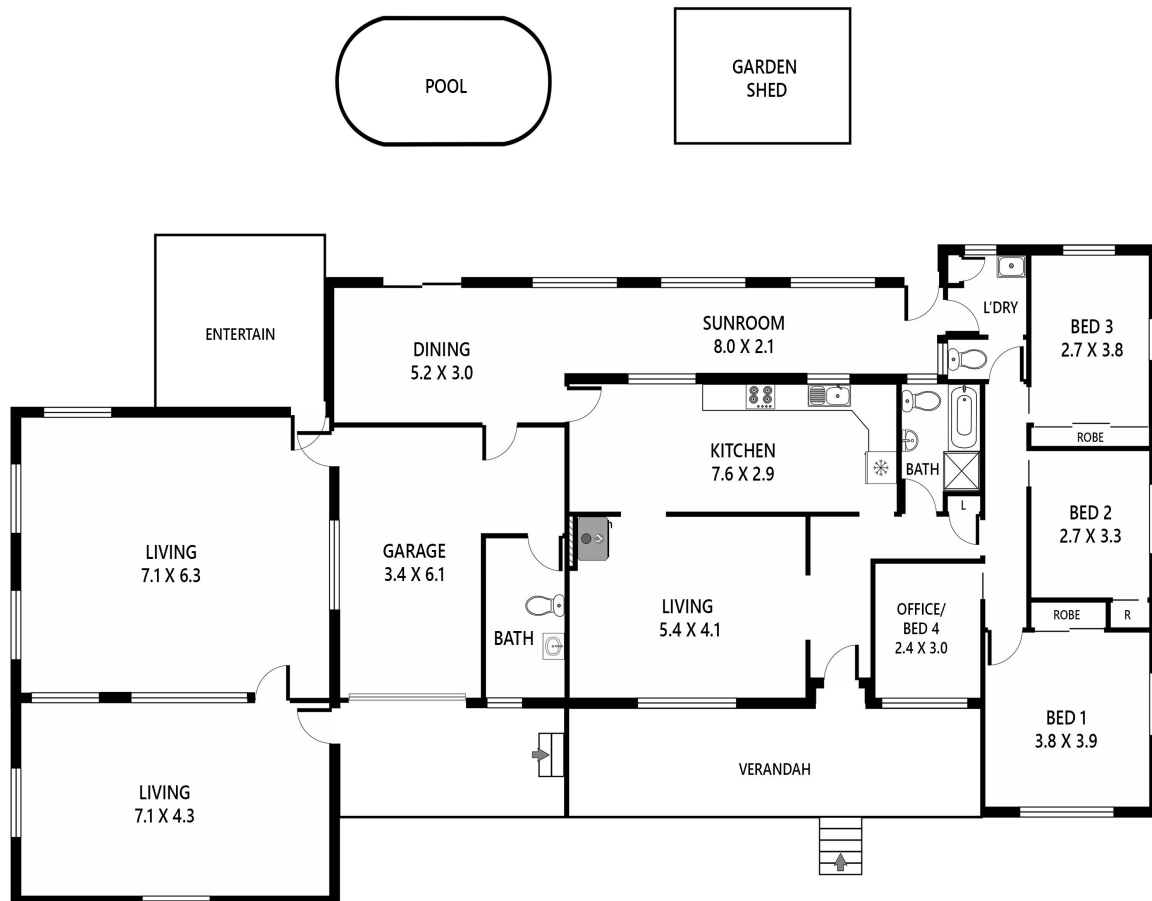
Register to bid here: <https://buy.realtair.com/properties/198372>

- Land Area 1.545 hectares
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Double carport
- Floorboards



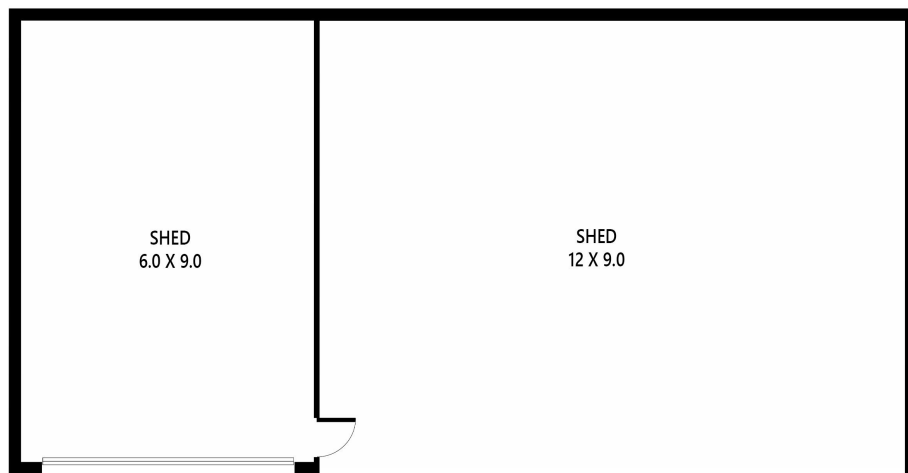






245 NEW ENGLAND GULLY RD, MOONBI

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only.
Dimensions in metres. All efforts have been made to ensure its accuracy at the time of print.



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