



## 45 Stirling Road, TAMWORTH, NSW 2340

SPACE, PRIVACY & LIFESTYLE

**2.00 hectares, 4.94 acres**

Set against the picturesque backdrop of the Moore Creek hills, 45 Stirling Road offers a rare opportunity to secure a peaceful rural lifestyle property just minutes from Tamworth. Positioned on approximately 2.1\* hectares or 5\* acres, the property combines open space, privacy and established gardens in one of the district's most desirable lifestyle locations.

The brick and tile residence features a well-designed family floorplan featuring four bedrooms plus a study. The master bedroom includes its own ensuite, while the remaining bedrooms are serviced by a central family bathroom. Multiple living areas, including a spacious family room and separate lounge, provide flexibility for growing families, with the kitchen and dining area forming the heart of the home.

Stepping outside, the property truly embraces the lifestyle acreage with the swimming pool providing the perfect place to relax and entertain during the warmer months, while the surrounding lawns and outdoor areas offer plenty of room for family gatherings and outdoor living.

**TYPE:** Auction

**INTERNET ID:** L31988967

**AUCTION DETAILS**

6:00pm, Thursday April  
16th, 2026

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**  
247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Baden Chaffey**  
0488697416

The land itself features open, level paddocks ideal for horses, livestock or simply space for the family to enjoy. With established trees, scenic rural views and a quiet setting, the property offers a genuine country feel only 11km to Tamworth's CBD.

Properties in this tightly held pocket of Moore Creek are rarely offered to the market. 45 Stirling Road presents an outstanding opportunity to secure space, privacy and lifestyle within close proximity to Tamworth, contact Baden Chaffey on 0488 697 416 to arrange your inspection.

- Land Area 2 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2





