



21 Happy Valley Road, NUNDLE, NSW 2340

RUSTIC CHARM, COUNTRY ESCAPE & TRANQUIL LIVING

Nestled away in a peaceful setting, "Yarrabee" offers a rare combination of rustic charm, self-sufficiency, and natural beauty across approximately 1.67 hectares (4.12 acres). Set across roughly 2 acres of established gardens and house yard, with the remaining land offering natural bushland and open paddock, this property provides a perfect balance of space, privacy, and low-maintenance living.

Set amongst mature native trees and low-maintenance gardens, this two-storey cottage is full of warmth and charm, featuring classic cypress pine weatherboard construction complemented by western red cedar windows and doors. The home's design features a thoughtful layout that combines a unique rustic appeal with modern comfort.

Inside, the home offers two bedrooms with built-in wardrobes, a functional kitchen, and a welcoming lounge/living area warmed by a cosy wood fire heater. A dedicated office and enclosed sunroom provide versatile spaces for work or relaxation, making the home ideal for those seeking a peaceful lifestyle or a weekend escape.

Practicality meets charm with a large attached single garage plus an expansive workshop, providing plenty of room for vehicles, hobbies, or storage. Additional shedding includes two freestanding sheds, along with a cubby house that the kids will

TYPE: Auction

INTERNET ID: L33080551

AUCTION DETAILS

6:00pm, Thursday
December 11th, 2025

CONTACT DETAILS

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

Tom Sattler
0423639665

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.

love.

Water security and efficiency are well catered for with a 22,500L rainwater tank, two additional 1,000L tanks, a reliable bore and pump, and a roof-mounted fire sprinkler system for added security. The home is also fitted with a heat pump hot water system and NBN to the property, ensuring comfort and convenience year-round.

The rear of the property offers creek access and an intermittent waterhole. Additionally, there are old mine shafts which are filled and safe, as well as a reproduction of an original miner's shack, including a woodfire and table with seating. With so much more, the true charm and potential of this property can only be fully appreciated in person.

Whether you're looking for a private country retreat, a lifestyle change, or a place to escape and unwind, "Yarrabee" presents a unique opportunity to enjoy the simplicity and serenity of rural living, all within easy reach of town amenities.

The property will be offered at public auction 11 December 2025 unless sold prior

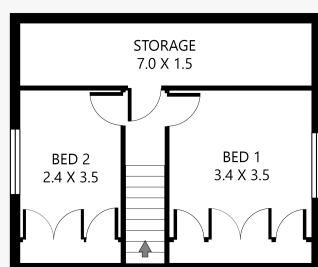
- Land Area 1.67 hectares
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Floorboards





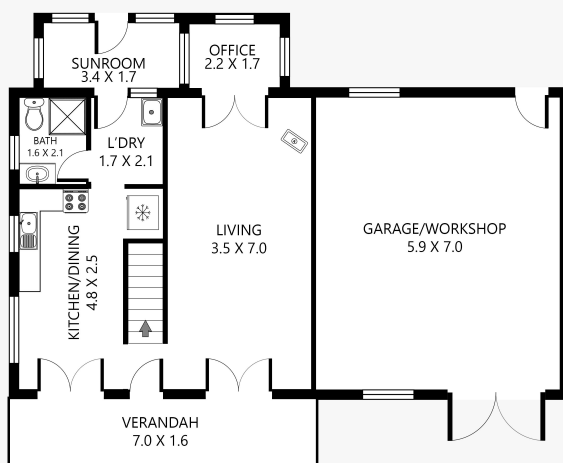
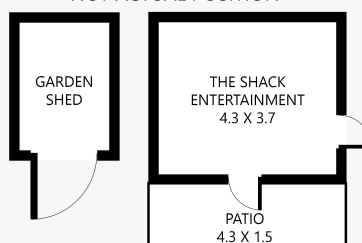


21 Happy Valley Road, Nundle



FIRST FLOOR

NOT ACTUAL POSITION



GROUND FLOOR

Disclaimer: This plan is not to scale and is for illustrative purposes only. Measurements are approximate only. Placement of doors, windows and all other items are approximate. Elders gives no guarantee or warranty as to the accuracy or layout. Any person using this information should rely on their own enquiries.