



21 Monro Street, WOOLOMIN, NSW 2340

Budget Friendly Freedom

Set on a flat half-acre (approx. 2,023 m²), 21 Monro Street gives you the rare blend of big-block freedom and friendly village living. The weatherboard cottage is modest but honest: three good sized bedrooms branch off a central hall, the lounge still boasts its original style, and the eat-in kitchen is large enough to feed a crowd once you put your own stamp on it. A covered porch at the front and a shaded verandah at the rear frame peaceful views to the surrounding hills, while the famous outdoor loo reminds you this is true country living. Crucially, the property is fully self-sufficient for water with an on-site well and ample rainwater tanks giving you year-round supply.

Outside is where the possibilities really open up. With wide side access on both boundaries, there's ample room to extend the home, raise a shed the size of a barn, plant an orchard or run a handful of chooks, all without losing the sense of space that draws people to Woolomin in the first place. Weekends can be spent fishing or boating at Chaffey Dam less than ten minutes away, yet Tamworth's CBD, shopping, hospitals and airport sit an easy 35 - 40 minute drive for work or supplies. A short stroll lands you at the village general store, primary school bus stop and monthly produce markets, so you're never far from the essentials.

Whether you freshen up the interiors, undertake a full renovation or start again with your dream build, this is a chance to secure a substantial parcel of land in a tight-knit

TYPE: For Sale

INTERNET ID: L35192830

SALE DETAILS

\$329,000

CONTACT DETAILS

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Tamworth**

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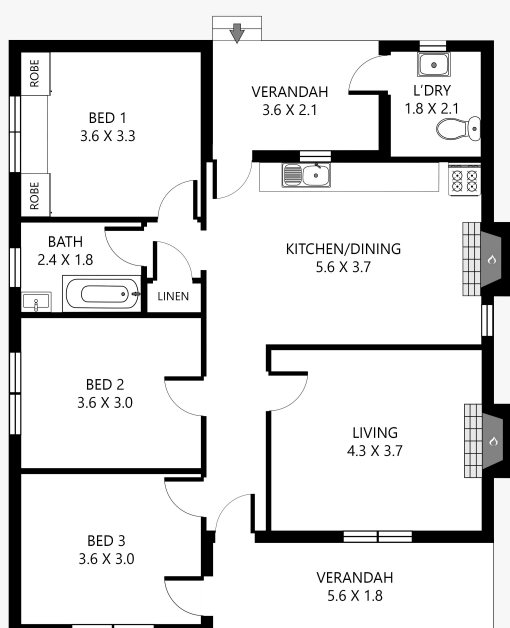
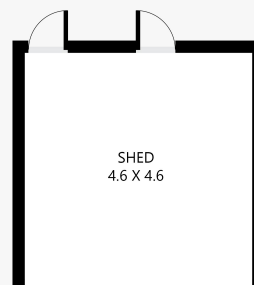
community at a price point that still leaves room in the budget for personal touch.

- Land Area 2,023.40 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards





21 Monro Street, Woolomin



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.