



38-50 Monro Street, WOOLOMIN, NSW 2340

PEACE, PRIVACY & POTENTIAL

4.25 hectares, 10.50 acres

Auction guide \$600,000 - \$650,000

Situation: Located just 37 km from Tamworth, Fairview offers convenient access to schools, medical facilities, and recreational activities. The welcoming village of Woolomin features a general store, public school, and sporting grounds, while the historic gold town of Nundle is a short 22 km drive away.

Home: Fairview's country home blends style and comfort, showcasing a timber benchtop kitchen that seamlessly connects to the living spaces with comfort of the woodfire heating. The home offers two spacious bedrooms and a well-appointed bathroom, with a wrap-around verandah on two sides framed by a white picket edge. A separate studio adjacent to the home currently serves as an office but is ideal for guest accommodation.

Infrastructure: The property provides a range of outdoor entertaining options, including a renovated bathroom and BBQ area. Shedding is abundant with carports,

TYPE: Auction

INTERNET ID: L35693656

AUCTION DETAILS

6:00pm, Thursday
September 4th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Baden Chaffey
0488697416

general-purpose sheds, stables, and day yards catering to your needs.

Water & Gardens: Water is sourced from rainwater tanks, with a pressurised bore supplying outdoor taps and troughs. The established gardens, mature trees, fruit trees, and vegetable gardens contribute to a peaceful lifestyle while providing fresh produce for the kitchen.

Country: Covering 4.25* hectares or 10.50 acres*, Fairview is securely fenced into four main paddocks, with smaller paddocks near the home and stables, offering flexibility for running livestock or horses.

Remarks: This is a rare chance to enjoy privacy and space within the Tamworth region while living in a character-filled country home with an adjoining studio, all overlooking the peaceful village of Woolomin. Contact exclusive marketing agent Baden Chaffey on 0488 697 416 to arrange your inspection today.

* (approx)

- Land Area 4.25 hectares
- Bedrooms: 2
- Bathrooms: 1

HOMESTEAD

Bedrooms	2
Bathrooms	1





