



29 - 35 Thomas Street, MOONBI, NSW 2353

The Perfect Blend of Space, Lifestyle & Convenience

Set in the welcoming village of Moonbi, this beautiful lifestyle property offers the best of both worlds - country charm and modern convenience. Spread across 2.8 ha* (approx.) or 6.9* ac, it provides space, privacy, and plenty of options for those wanting a rural lifestyle without giving up the convenience of town.

The two-storey home is warm and inviting, designed for flexible family living. Downstairs features two bedrooms, a comfortable open-plan living area with a woodfire, bathroom, and a handy storage room. With a little vision, this level could easily be converted into a fully self-contained flat - perfect for guests, extended family, or even a rental opportunity.

Upstairs, the home opens to a generous living space filled with natural light, adjoining a modern kitchen equipped with quality appliances and excellent storage. Large windows overlook the property, while split-system heating and cooling ensure all year comfort. Two bedrooms upstairs and a modern bathroom complete the upper level.

A separate studio with carport adds even more versatility - ideal for a granny flat, home office, or creative retreat.

TYPE: Auction

INTERNET ID: L37466636

AUCTION DETAILS

6:00pm, Thursday
December 4th, 2025

CONTACT DETAILS

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

Baden Chaffey
0488697416

The property is thoughtfully set up for a range of uses, featuring:

- A large four-bay shed (two enclosed with roller doors, power and concrete along with additional solar)
- A three-bay hay or machinery shed 2 x 6m x 6m bays
- A five-bay steel stable complex
- An enclosed dog yard with cages
- Several rainwater tanks plus town water supply the house with submersible bore plus town water supplying water to paddock troughs and gardens

Divided into six well-fenced paddocks, the land is ready for livestock, horses, or simply enjoying the open space.

Just 23km from Tamworth, you'll have easy access to shopping, schools, medical facilities, and entertainment - yet come home each day to peace and privacy with plenty of space, solid infrastructure, and endless potential, this is a property that truly feels like home the moment you arrive.

To be sold via Public Auction on Thursday, 4th December 2025 at the Tamworth Town Hall - unless sold prior.

For further details or to arrange your inspection, contact Baden Chaffey on 0488 697 416.

- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2





