



30-32 Monro Street, WOOLOMIN, NSW 2340

A Peaceful Lifestyle with Room to Grow

Enjoy the charm of country living in the quiet village of Woolomin, approximately 30 minutes from Tamworth. Set on a generous 2,023sqm (approx.) block, this high-set home offers two bedrooms, one bathroom, and a spacious verandah with a lovely elevated outlook.

Inside, the home features reverse cycle air conditioning, a slow combustion fireplace, and a functional kitchen with a standalone oven. Outside, the expansive block offers plenty of potential, including room for a second dwelling (STCA).

Complete with two water tanks connected to the home, an additional tank servicing the gardens and shed, a bore, septic system, and a double bay carport attached to a double bay shed, this property is well-equipped for country living. Established fruit trees, including a mulberry bush and orange tree, add to its appeal.

Conveniently located just minutes from the Woolomin General Store and Woolomin Public School, this is a fantastic opportunity to enjoy a relaxed rural lifestyle with plenty of future potential.

TYPE: For Sale

INTERNET ID: L40280001

SALE DETAILS

\$400,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
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Don't miss your chance to secure this peaceful country property. Call today to arrange your inspection.

- Bedrooms: 2
- Bathrooms: 1
- Double carport
- Floorboards





30-32 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.