



## 2174 New England Highway, MOONBI, NSW 2353

COUNTRY COMFORT MEETS CONVENIENCE

**26.31 hectares, 65.01 acres**

AREA: 26.31 hectares\* or 65.01 acres\* (approx.)

**SITUATION:** Perfectly positioned just 18km\* from the regional city of Tamworth and only 2.5km\* from Moonbi, 'Glen Ayre' offers space and tranquillity without sacrificing convenience. Located 432km\* north of Sydney and 552km\* south of Brisbane, the property combines rural living with accessibility to schools, shops, and local amenities.

**HOME:** The comfortable three-bedroom weatherboard home offers a charming aspect set in a commanding position the home boasts a renovated kitchen with electric oven and dishwasher, seamlessly flowing to the dining area. The renovated bathroom is central to the bedrooms coming off the hallway which leads to the lounge room with split system and wood fire, outside a tiled veranda awaits and is the perfect spot to relax and entertain. While mains power is connected the home is also equipped with an array of solar along with a solar hot water system which makes power very affordable.

**COUNTRY:** The country on 'Glen Ayre' is well balanced and supports native vegetation

**TYPE:** For Sale

**INTERNET ID:** L40706227

**SALE DETAILS**

**Price Guide \$1,350,000  
- \$1,450,000**

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
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**Baden Chaffey**  
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with opportunity to further develop the paddocks, shade trees consist of predominantly box trees. The back of the property features gentle undulations, creating a scenic and usable mix of terrain.

**IMPROVEMENTS:** Extensive improvements include a steel and timber constructed shed with workshop and two car lock-up garage. Adjacent to this is six stables, a feed and tack room, and a concrete wash bay with hot water. A round yard is located just off from the stables with three smaller paddocks with shelters, additionally there are two larger paddocks with fencing in good order.

**WATER:** 'Glen Ayre' is well watered with town water connected to the property along with a bore equipped with a windmill, water is pumped to a header tank and reticulated to troughs, three dams are also located in the paddocks. The house is serviced by a rainwater tank along with the town water.

**REMARKS:** 'Glen Ayre' presents a unique lifestyle opportunity just minutes from the thriving rural hub of Tamworth, with room to further enhance and develop the property.

To book your inspection contact the marketing agents Baden Chaffey 0488 697 416.

- Land Area 26.31 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>





