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## 5 ACRES IN A RURAL SETTING

### 434 BECTIVE LANE, TAMWORTH

Rare to find a 5 acre property like this out of town amongst large rural holdings. The property has large privacy trees on the road boundary that help give the property a very private and peaceful ambiance.

**Sales Method:** Private Sale  
**Listing Number:** 0550  
**Price:** \$505,000.00  
**Property Type:** Hobby / Acreage  
**Land Size:** Approx 5 Acres - 2 Hectares

**Situation:** Hillcrest is located 7km off the Oxley Highway via sealed roads, 15 minutes drive to Westdale shops. The property is surrounded by large rural properties which gives it a very private and peaceful feeling.

**Country:** The property is fully fenced and has 1 paddock suited to horses, cattle or sheep. Great shade and shelter trees and only a small amount of internal fencing would be needed to make a second paddock.

**Water:** Equipped electric bore services all the outside taps and garden requirements, the home is supplied by 14,000 gallons of rain water storage.

**Improvements:** Very tidy 3 bedroom brick home with 2 living areas and a renovated bathroom. Other features include great storage cupboards, open plan kitchen and dining area, walk in pantry, solar hot water, woodfire and 2 reverse cycle air conditioning units. Spacious verandah which is a great entertaining area that has a beautiful view of the garden. There is also a double lock up garage, single carport adjoining the house, garden shed, 3 bay shed with power and concrete floor and a large enclosed fruit tree avery and chook house. The home is well set in established gardens that have a water dripper system in place.



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