

**163 Soldiers Settlement Rd, Bective, NSW, 2340**



**House For Sale**

Saturday, 11 January 2025

**163 Soldiers Settlement Rd, Bective, NSW, 2340**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Doherty  
0267666122



Cheryl Scott  
0429585520



Margo Taggart  
0267666122

## **BECTIVE – Room Too Breath On 2.94 Acres.**

All of our homes are open for inspection... by appointment.

Call First National Real Estate Tamworth on (02) 67666122.

Lot 1 in Deposited Plan 1062387 (1.190 Hectares or 2.94 Acres Sqr Mtrs).

>>Pre-purchase building & pest reports to be available on request<<

Approx. 15 minutes to Tamworth's CBD on a sealed road, surrounded by large acreage properties, this 4 bedroom, 2 bathroom modern family home is single level living with no stairs, and enjoys a picturesque setting with a 360 degree rural outlook.

Approx 10 years old, this is an ideal family home in the making offering space, luxury and privacy.

### Fast Facts:

- 4 Bedrooms all with built in robes.
- Main bedroom has ensuite bathroom with walk in robe.
- Choice of 2 open plan living areas.
- Covered front entertaining area.
- Full length rear concreted area just waiting for a cover of your choice in your time.
- The overall presentation is excellent inside and out.
- 3 Water tanks with pressure pump – no town water.
- Self-managed sewerage system – no town sewer.
- Easement access to a currently unequipped bore for peace of mind if needed.
- 2 Bay shedding.
- Wall mounted reverse cycle air conditioning for creature comfort.
- Expected weekly rent in the \$600 per week.

Council rates are approx. \$1,762

There are no Council water rates.

### Contact:

David Doherty 0417-288 545 Principal

Cheryl Scott 0429 585 520 Licensed Agent

Margo Taggart 0427-167 282 Principal

First National Real Estate Tamworth (02) 67666122

Disclaimer: We have not verified whether or not that the information in this advertisement is accurate and we do not have any belief one way or the other of its accuracy. All purchasers must rely completely upon their own inquiries before purchasing.

Kamilaroi Country - First National Real Estate Tamworth proudly acknowledges the Kamilaroi people as the Traditional Custodians of the land we live & work, and their continued connection to land, water and culture. We offer our respects to Elders past, present.

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management agents in Tamworth; rural sales agents in Tamworth; and licensed auctioneers.

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