

**482 Daruka Road, North Tamworth, NSW, 2340**



**Rural For Sale**

Wednesday, 15 January 2025

482 Daruka Road, North Tamworth, NSW, 2340

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Type: Rural**



Kristy Reid

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## VIEWS, LOCATION, PEACE & QUIET

LAWD is pleased to present "Kanangra" 482 Daruka Road Tamworth.

Nestled in the Daruka hills in a private location you will find this stunning home overlooking the valley with the most amazing views I have ever seen. The home has been lovingly and stylishly renovated with absolutely nothing to do but move in and enjoy. With all the hard work done by the current owners over the last four years complete with modern touches and finished in neutral colours sure to suit all buyers.

The position is perfect just seven\* kilometres to Tamworth and within a five\* kilometre radius of the Tamworth Hospital

- Four-bedroom, three-bathroom, five-car accommodation
  - 65.27\* hectares / 160\* acres
  - Built-in wardrobes in all bedrooms
  - All three bathrooms have been recently renovated and finished with underfloor heating
  - Main bathroom has a towel warmer
  - The main bedroom is expansive with doors opening out on to the timber deck
  - The main bedroom flows to a very spacious ensuite complete with a stunning circular bath and beautiful views
  - There are double sinks in the ensuite, vaulted ceilings and a luxurious large sized shower, the perfect retreat after a long working week
  - Four living areas suitable for family gatherings or larger gatherings in the main sunken living area which has a bar, beautiful timber cathedral ceilings and an open fire
  - A favourite area of the home is sure to be the alfresco area off the dining room and main bedroom featuring a built-in BBQ, benches with plenty of bench space and fridge
  - The current owners spend most of their time here overlooking the views and saltwater pool
  - Your new favourite pastime will be enjoying your morning coffee whilst watching the sunrise or a glass of wine watching the sunset from the deck
  - Beautiful saltwater pool with easy-care gardens surrounding the pool
  - Speakers located inside and outside the home
  - Tastefully renovated kitchen with stone bench tops and Smeg appliances including oven and dishwasher
  - Views from the kitchen that look out over the pool, valley and mountains beyond
  - The exterior and interior of the home has been re-painted in the last four years
  - Climate control is completely covered with ducted evaporative cooling, reverse cycle split system in the family room, large wood heater, open fire, underfloor heating in all three bathrooms and the laundry
  - Eight\* kilowatt solar on the roof services the home, sheds and pool
  - Solar hot water system with a back-up electric system
  - Fantastic reliable bore 30\* metres deep with a flow rate of 1,250\* litres an hour and a submersible pump which pumps to two bore tanks and gravity feeds to outside taps and troughs
  - 80,000\* litres of fresh water supplied to the house
  - Beautiful gardens that are low maintenance, lily pond with goldfish
  - 17\* metre by six\* metre shed separated into three sections, one suitable for two cars with remote doors
  - Workshop and shed perfect for a caravan
  - Boundary is fenced with a smaller 12-acre paddock suitable for sheep or goats and a one-acre paddock below the house
  - The block is a lifestyle block great for bushwalking, motorbike riding with the views from the top of the block overlooking Kootingal and Moore Creek are stunning, the perfect spot for a picnic
  - Very private block but so close to all facilities
  - Rates \$2,996\* per annum
- \*approximately

" The current owners have loved living here because of the location, peace and quiet, privacy and views"

For further information or to arrange an inspection please contact listing agent Kristy Reid on 0456 785 535