







3450 Rushes Creek Road, Carroll

A Rare Country Lifestyle, Just Moments from Lake Keepit.

'River Glen" offers the opportunity to embrace an easy rural lifestyle in an exceptionally convenient location, just 7 kilometres from Lake Keepit, 35 kilometres from Gunnedah and 48 kilometres from Tamworth.

Set across approximately 49 acres, the property combines a comfortable country homestead with the space and infrastructure to enjoy a genuine rural lifestyle. Whether it's keeping a few cattle or horses, tending the established gardens, spending time by the pool or simply enjoying the peace and open space, 'River Glen" offers plenty of room to make the property your own.

Built in 2002, the steel-frame weatherboard homestead has a welcoming country feel, with generous proportions, high ceilings and timber floorboards adding warmth and character throughout. A wood-fired heater adds to the cosy country atmosphere during the cooler months. The home features three bedrooms, two bathrooms and spacious open-plan kitchen, living and dining areas. A large front verandah extends the living space outdoors, taking in views across the surrounding hinterland, while the fully fenced above-ground pool provides a relaxed place to enjoy the warmer months.

3 2 2

FOR SALE
$1,300,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Established cottage gardens and lawns surround the home, creating a relaxed and inviting country setting.

The property is well equipped for rural living, with a large steel-frame, corrugated-iron machinery shed featuring barn doors, power and lighting. The shed provides excellent space for machinery, hay storage, workshop use and general rural storage.

The 49 acres are securely fenced and divided into five paddocks, with new fencing along the northern boundary. The paddocks provide flexibility for livestock and horses, while a well-appointed chicken coop, with adjoining shed and enclosed yard, adds to the property's appeal for those looking to enjoy a more self-sufficient country lifestyle.

Water is well catered for, with a fully lined six-inch bore approximately 25 metres deep, together with 35,000 litres of rainwater storage across a concrete tank and poly tank. A 22,000-litre concrete tank positioned on the hilltop provides reserve bore water storage and gravity-feeds the gardens. A newly installed solar pump, powered by solar panels and connected via poly pipe, delivers approximately 15,000 litres per day to the new large tank located at the house.

With its combination of space, water, established improvements and proximity to Lake Keepit, Gunnedah and Tamworth, 'River Glen" offers a genuine opportunity to enjoy country living without sacrificing convenience.

For more information or to arrange a viewing, please contact the LJ Hooker Gunnedah Sales team on 02 6742 6767.











MORE DETAILS

Property ID	7MQG81
Property Type	House
Land Area	20.17 hectare
Including	Ensuite
	Air Conditioning
	Pool
	Fire Place
	Deck
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

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