



6 Tipton Place, Failford

Spacious Modern Family Home on 5 Private Acres

Discover the perfect balance of modern living and peaceful rural lifestyle with this impressive family home set on five acres of flat, private and fully cleared land. Designed with space, comfort and practicality in mind, this property offers everything you need - from multiple living areas and expansive outdoor entertaining spaces to exceptional shedding and sustainable features.

Property features include:

- Four generous bedrooms: Spacious, light-filled rooms with plenty of storage - master bedroom with ensuite and WIR;
- Expansive 5 acre block: Fully usable, flat and cleared land providing endless opportunities for outdoor activities, pets or even small-scale farming;
- Ample water supply: 2 x 22,500 litre rainwater tanks plus connection to town water and a septic system, ensuring convenience and self-sufficiency;

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FOR SALE
\$1,849,000

AGENTS

Luke Crane
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AGENCY

LJ Hooker Forster | Tuncurry
(02) 6591 6400

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Energy efficiency: 10 kw solar panel system helps reduce electricity costs and supports sustainable living;
- Fully-fenced property: Secure fencing around the entire block provides peace of mind for families and pets;
- Massive 6 bay shed (21 m x 7.5 m): Ideal for storing vehicles, boats, caravans or setting up a workshop - a dream space for tradies or hobbyists;
- Four car garage: Internal access to the home with plenty of room for vehicles and extra storage;
- Dedicated media room: A private retreat for movie nights, gaming or relaxing with family and friends;
- Amazing outdoor entertaining area: Designed for year-round enjoyment, featuring a full outdoor kitchen and a cosy outdoor fire pit - perfect for gatherings and relaxation;
- Fully-ducted air conditioning: Delivers comfortable climate control throughout the entire home, no matter the season;
- Community Title: 54.76 ha approx. of community property with walking trails and horse riding. Community Title fees: \$340.00 per quarter approx.

This property offers the very best of both worlds - modern family comfort and the tranquility of acreage living. Move in and start enjoying the space, privacy, and lifestyle you've been dreaming of.

Contact Luke Crane on 0419 279 776 for a private viewing.

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MORE DETAILS

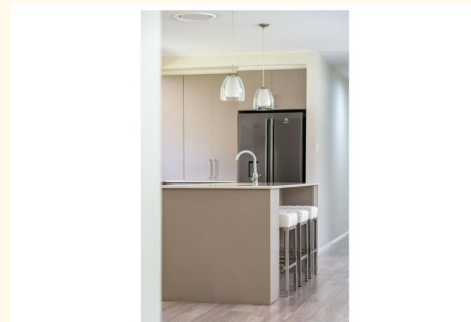
Property ID 1ERFF5Y
Property Type AcreageSemi-rural
House Size 395 m2
Land Area 5 acre
Including Ensuite
Air Conditioning
Toilets (2)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Solar Panels
Water Tank
Liveability

Luke Crane 0419 279 776

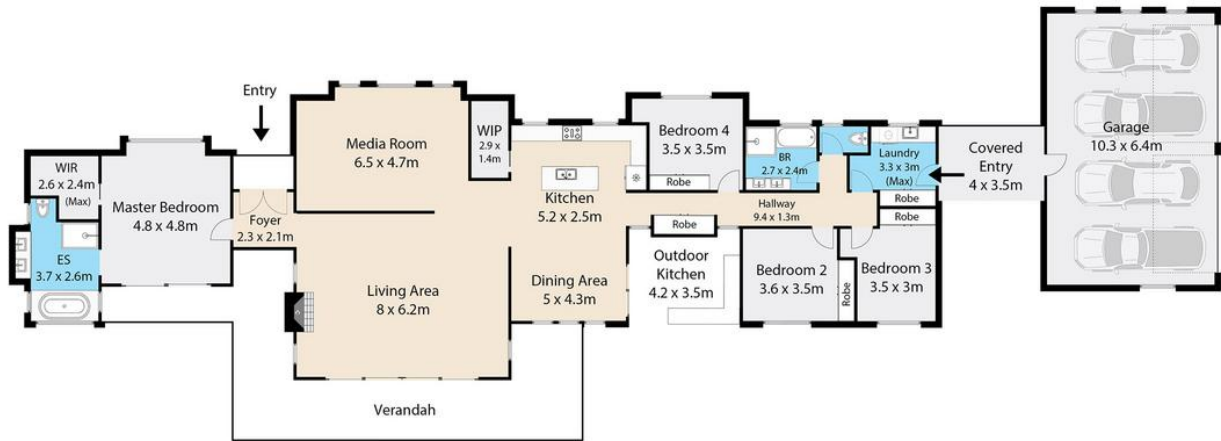
Licensed Real Estate Agent | luke.crane@ljhft.com.au

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**6 Tipton Place,
Failford, NSW 2430**

Total floor area: 395 m²
Land area: 5 Acres



Plans and dimensions are made as accurately as possible, however these are to be used as a guide and slight variations may be possible.