



## Werris Creek, 25 Silo Road

### Comfortable Rural Retreat on 4.81 Hectares

Set on a sprawling 4.81-hectare parcel, this four-bedroom home offers the perfect blend of rural charm and practicality, just 30 minutes from the heart of Tamworth and only 500 metres from the centre of Werris Creek. Thoughtfully designed for comfortable living, the property provides ample space for families, hobbyists, or those seeking tranquility with modern amenities.

The home features four generously sized bedrooms, with two offering built-in robes for convenient storage. Evaporative cooling and a cozy wood fireplace ensure comfort in every season, while the large family and games room provides a versatile space for relaxation and entertaining. The property also includes an 11-panel solar system, adding energy efficiency and reducing utility costs. All your water needs are covered year round with an operational bore, town water and numerous tanks.

Outdoors, the property caters to a variety of needs with a double carport attached to the



**Disclaimer:** 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.



**For Sale**  
\$799,000

**View**  
By Appointment

**Contact**  
**Samuel Spokes**  
0475 843 042  
sam.spokes@ljhooker.com.au  
**Grace Hugo**  
grace.hugo@ljhooker.com.au

**LJ Hooker Tamworth**  
**(02) 6767 1710**

house, a single garage complete with a workspace, and extensive shedding ideal for machinery or additional storage. The location is a standout feature, situated directly across from public horse arenas and stables&mdash;making it a dream for horse lovers.

Whether you're seeking a peaceful retreat or a functional lifestyle property, this home delivers on all fronts, combining the serenity of rural living with easy access to Tamworth's amenities. Don't miss your chance to call this exceptional property your own.

## More About this Property

<b>Property ID</b>	9ZHHT E
<b>Property Type</b>	House
<b>Land Area</b>	4.81 hectare
<b>Including</b>	Toilets (1)

### Samuel Spokes 0475 843 042

Licensee, Director - Sales Representative | sam.spokes@ljhooker.com.au

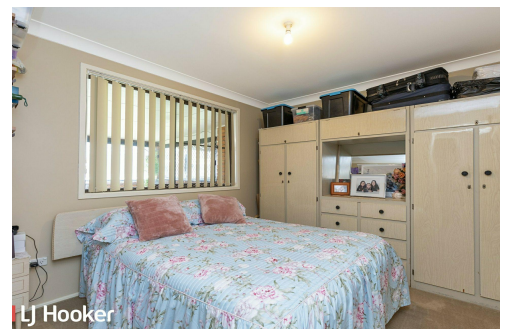
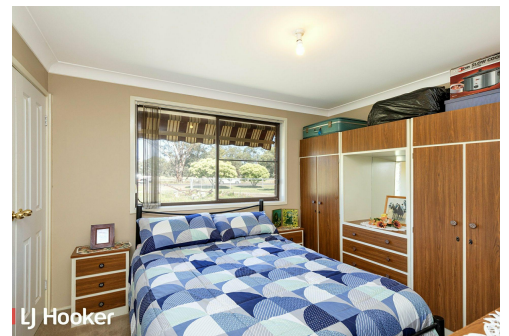
### Grace Hugo

Sales Associate | grace.hugo@ljhooker.com.au

### LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340

tamworth.ljhooker.com.au | tamworth@ljhooker.com.au



**LJ Hooker Tamworth**  
**(02) 6767 1710**

**Disclaimer:** 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.