

# 190 Bellevue Rd Tenterfield NSW

## Charming American Barn-Style Home on 1 Hectare in Tenterfield

Nestled on the Eastern edge of Tenterfield, just minutes from the CBD, this American Barn-style home, built in 2010, sits on a beautifully landscaped 1-hectare block.

### Key Features:

- **Bedrooms:** 3, including a master with a walk-in robe and a new ensuite featuring a walk-in shower, vanity, and toilet.
- **Living Area:** Open-plan with a modern kitchen equipped with a gas range, canopy rangehood, pantry, and ample storage. The dining and lounge area boasts a new combustion heater and timber floating floors.
- **Outdoor Space:** A large, semi-enclosed east-facing patio offers endless rural views.
- **Bathrooms:** A combined bathroom/laundry with a toilet and storage cupboards.
- **Insulation & Lighting:** The home is double insulated with 5-watt low voltage



lighting for minimal power usage.

- **Additional Amenities:**
  - 4 poly water tanks
  - An Ozzie Clean septic system
  - A 2kw back-to-grid solar system
- **Outbuildings:** A 9m x 6m lined and insulated workshop/studio/office with power, ceiling fan, and garden maintenance storage.
- **Parking:** A 6m x 6m double carport.
- **Land:** Fully fenced yard divided into 2 paddocks.

### Additional Potential:

- There is the possibility of building a second dwelling on this property.

This unique property offers a blend of modern comforts and rural charm, perfect for those seeking a peaceful lifestyle close to town.

