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## NUNDLE'S FINEST

### WOMBRAMURRA HOMESTEAD, NUNDLE

One of the best properties on the north west slopes. Suitable for any grazing enterprise. Historically has bred many champion stud cattle and horses. The many dams and reliable bore water make the property safe in the "dry continent".

<b>Sales Method:</b>	Expressions of Interest
<b>Listing Number:</b>	0824
<b>Price:</b>	\$0.00
<b>Property Type:</b>	Hobby / Acreage
<b>Land Size:</b>	Approx 500 Acres or 203 Hectares

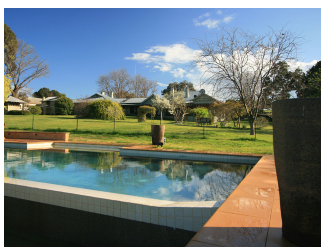
**Situation:** "Wombramurra Homestead" is located 2km from the historic Nundle township, 60km from Tamworth City and under 5 hours to Sydney.

**Country:** "Wombramurra Homestead" property fronts Nundle creek and is contained between well sheltered wide valleys, through soft undulating to hilly grazing country. Elevation ranges from 620m to 680m ASL.

**Water:** "Wombramurra Homestead" has an abundance of water. There is a very large dam located adjacent to the Homestead. The dam is fed by a water race which starts 2km away from Nundle creek and was built during the gold boom by Chinese gold diggers. It passes through 2 other dams and 5 fish dams. In total there are 12 dams on the property. The property has never run out of stock or domestic water since the bore (adjacent to Taylors Lane) was put down in 1994. The driller and water diviner believe the bore has the best flow of any in Nundle. water from this bore is pumped to 2 storage tanks and then reticulated around most of the property into troughs and houses. In addition there is a well on Nundle creek which provides water except in drought conditions. The Taylor Lane bore has Licence Number 90B1248385 which was issued on 22nd April 1007.

**Fencing:** Overall there are 24 main paddocks and a few others under 1 hectare. All paddocks are fenced and generally the fencing is in sound. Electric fencing has been established on 90% of the fences and fences are well maintained. Most paddocks are serviced with water troughs and the balance contains dams.

**Improvements:** 5 Bedroom Homestead, School House which contains 1 bedroom and 1 office, caretakers cottage or extra accommodation which contains 2 bedrooms, 3 bedroom Managers house, meat house, In ground 15 metre swimming pool, fully fenced kitchen garden, museum, 2 car garage, 6 car garage at sheds for farm vehicles, large workshop, A frame storage shed, 4 stables and round yards.



**Disclaimer:** The above information has been supplied to us by the vendor . We do not accept responsibility to any person for its accuracy and do no more than pass this information on . Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate .