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## IMMACULATE COUNTRY HOME WITH DUNGOWAN CREEK FRONTAGE

### LOCHIEL, TAMWORTH

Located in the favoured Dungowan Valley and all the hard work is done. Fully renovated home, great soils, safe water and privacy, what more could you ask for?

**Sales Method:** Private Sale  
**Listing Number:** 0708  
**Price:** \$0.00  
**Property Type:** Grazing  
**Land Size:** Approx 40 Acres - 16.19 Hectares

**Situation:** Located in a private and peaceful spot approx 49km to Tamworth CBD and 24km to Dungowan village via sealed roads.

**Country:** Mainly level basalt country with small hill. The property has approx. 15 acres of cultivation and the remaining is grazing country.

**Water:** Extremely well watered via approx. 500m frontage to the Dungowan Creek, connection to the Dungowan Dam line which services the house, gardens and troughs plus 5,000 gal rainwater storage off the home. The property also has a 28 megalitre irrigation licence.

**Fencing:** Well fenced into 3 main paddocks with 2 of the paddocks having creek frontage.

**Improvements:** Country style 4 bedroom weatherboard home, renovated throughout. Featuring timber floorboards, large kitchen, en suite, large lounge room with woodfire. Outside features a stunning wide verandah on 3 sides of the house with a remarkable view over the Dungowan Creek from the entertaining area. There is a 2 bay car garage + workshop, 3 stable/day yard and a secure dog & chook yard.



**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 .