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PRODUCTIVE 10.7 ACRES WITH TIDY COTTAGE

303 OGUNBIL ROAD, TAMWORTH

This is a great opportunity to secure a productive 10.7 acre block with a cottage that has a lot of potential to renovate and make it your own. Being under 30 minutes to Tamworth, these small acreage properties are hard to come by.

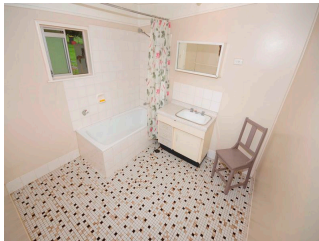
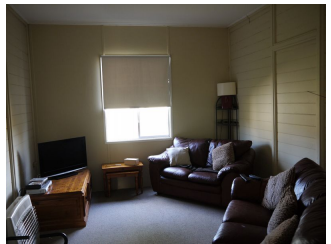
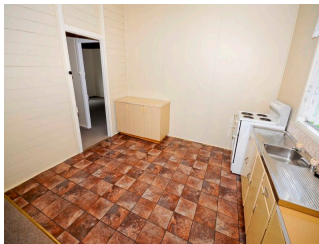
Sales Method: Private Sale
Listing Number: 0705
Price: \$349,000.00
Property Type: Grazing
Land Size: Approx 10.77 Acres ≈ 4.351 Hectares

Situation: Located just 27km to Tamworth CBD and only 3km to Dungowan all via sealed roads.

Country: Slightly undulating productive country that is fenced into 6 main paddocks.

Water: The property has its own bore which pumps to 2 tanks then gravity feeds to troughs and garden taps. There is a 5,000 gal rainwater tank off the machinery shed and the cottage which supplies the cottage with 10,000 gal rainwater.

Improvements: A tidy, well-kept hardiplank cottage offering 2 bedrooms plus an enclosed sunroom, separate lounge & dining. Woodfire, gas heating and a ceiling fan. Small cement entertaining area and an outside laundry and toilet. The cottage is in good order and has a lot of potential to renovate. Working improvements include a 3 bay machinery shed, 1 stable/shelter and numerous small garden sheds around the home. There is also a small set of timber 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 .