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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.

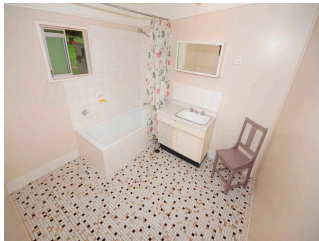
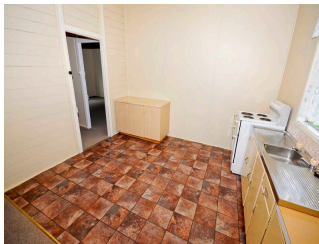
**Sales Method:** Private Sale  
**Listing Number:** 0705  
**Price:** \$349,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 10.77 Acres ≈ 4.351 Hectares

**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 .