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## MAGNIFICENT HOME - ABUNDANT WATER - PICTURESQUE SETTING

### HILLTOP, TAMWORTH

One of Tamworth's better properties featuring one of the area's finest modern homes. This property has had all the hard work done, can warrant owning through return on investment and in general is just a lovely place to reside. It is hard to find a property with such style on the market for sale. Only being sold due to expansion of grazing operation.

**Sales Method:** Private Sale  
**Listing Number:** 0635  
**Price:** \$990,000.00  
**Property Type:** Hobby / Acreage  
**Land Size:** Approx 113 Acres - 45 Hectares

**Situation:** Only 20 minutes north of Tamworth via bitumen road, 2 minutes drive from the village of Moonbi.

**Country:** The country has approximately 80 acres arable with the balance being either country along the creek or hill grazing. Included in the arable area is the irrigation country, underground mains service around 33 acres of the property. The soils are mainly soft loamy granite soils that have been growing lucerne and winter crops for both grazing and hay production.

**Water:** As much as you want, the property has an abundance of both domestic and irrigation water. The property has a bore equipped with a solar setup pumping to header tanks and gravity feeding to troughs from there, the home has rainwater tanks plus bore water for the gardens etc. A 90 meg irrigation licence is supplied from a bore equipped with a diesel motor, to date this license has had 100% allocation annually even through the driest of times. The irrigation system is fully operational with irrigator included. In addition to this there is a bore equipped with an electric submersible pump that can be used at the flick of a switch should there be any requirement for additional water.

**Carrying Capacity:** Is dependent on use but is suitable for many different enterprises including hay production, cattle, fat lambs or a stud.

**Fencing:** Well fenced into 10 paddocks of varying sizes, there is a substantial steel post and rail fence around the front of the home.

**Improvements:** Large stylish executive 4 bedroom plus office home with 2 bathrooms, the home is only 5 years old and is built with the highest quality fittings, it features a large veranda, double drive in garage, Hunter irrigation system, generous size rooms and views across the property. In addition to this there is a new 11.5mt x 10mt lockup shed with power and cement floor, second machinery/hay shed, silo and all steel cattle 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 .