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### IMMACULATE HOME AND PICTURESQUE VIEWS

#### 421 GIDLEY SIDING ROAD, TAMWORTH

This is a property that has a special feel as soon as you turn in the driveway. The home is immaculate and well set in easy maintenance gardens and lawns. Beautiful views and excellent improvements. Well worth inspection.

**Sales Method:** Private Sale  
**Listing Number:** 0616  
**Price:** \$695,000.00  
**Property Type:** Hobby / Acreage  
**Land Size:** Approx 171 Acres - 69.497 Hectares

**Situation:** Extremely well located just 13km from Tamworth all via sealed roads.

**Country:** Level to undulating country which has a mixture of cultivation country and natural grass paddocks. Some paddocks are currently sown to Millet and others are being prepared for winter oats. Currently carrying a good body of feed.

**Water:** The property is serviced by an electric submersible bore that pumps to a 5,000 gal storage tank and reticulates to troughs & garden taps. There is 15,000 gal rainwater storage off the home.

**Fencing:** Well fenced into approx. 9 main paddocks plus smaller paddocks near the improvements. Fencing is in good stock proof condition, boundary mainly hingejoint but some fences are plain & barb wire.

**Improvements:** Immaculate double brick home featuring 3 bedrooms with built ins, office, 2nd toilet, 2 living areas, separate dining, large entertaining area and much more! There is also gas heating, evap cooling and ceiling fans. The home is well set in immaculate gardens and lawn with views over Tamworth and surrounding district. Working improvements include a 3 bay colourbond shed which 2 bays are lockable. Plus skillion roof off the side for machinery storage. There is a single stand electric shearing stand in the shed plus sheep and cattle yards connected with loading ramp.



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