



Contact Scott Waters
Phone: 0428 860 435
Email: scott@cwrrural.com.au

PRISTINE PROPERTY - SOUTHERN SIDE OF TAMWORTH

14588 NEW ENGLAND HIGHWAY, TAMWORTH

This property is one of the most impressive small acreages on the current market. As soon as you enter the driveway you can see the love, attention and hard work the current owners have put into the property. There is nothing for you to do besides move in & enjoy the lifestyle. Owners have purchased elsewhere and are genuine sellers.

Sales Method: Private Sale
Listing Number: 0544
Price: \$850,000.00
Property Type: Grazing
Land Size: Approx 33 Acres - 13.36 Hectares

Situation: Extremely well located on the outskirts of Tamworth on the favoured southern side. Just 4.5kms from AELEC.

Country: Level productive country that is well fenced into 6 main paddocks suited to horses or cattle. The quality of fencing on this property is outstanding and is a big feature of the property.

Water: High yielding ultra reliable bore which services all the outside garden taps, lawn irrigation system & troughs. There are 12,000 gallons rain water storage which collects from the home & shed, plus 1 large dam. The remarkable bore on this property is a big selling point for this property.

Improvements: Stunning rendered 4 bedroom home with large ensuite off main, the home has open plan living, large laundry with good storage and a 3rd bathroom consisting of a toilet & hand basin located off the laundry. Ducted reverse cycle air conditioning throughout with gas heating in the living area. The home is well set in immaculate established trees, gardens & lawns, the lawn is watered by a Hunter pop up irrigation system. There is a double garage attached to the house and a large shed with a lock up storage/workshop area with separate entry from the house. All steel cattle yards with loading ramp & crush plus a round yard & a stallion/day yard. Overall the improvements are excellent.



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 .