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### Idyllic Country Escape

#### 1359 DURI DUNGOWAN ROAD, TAMWORTH

Located in the well regarded "golden triangle" of the Tamworth region, this lifestyle property has everything to offer the most discerning buyer. With nothing left to do, this property is ready for its new owner to simply move in and take advantage of the perfect balance of location, convenience and character.

- Picturesque and productive lifestyle property in the sought-after Loomberah district of Tamworth. The homestead is modern and well designed with the charm of traditional styling and an elegant palette throughout. Very private and perfectly positioned to take advantage of valley, mountain and property views.
- Home with architecturally designed extensions and renovated throughout
- Formal living and dining area with Lopi slow combustion fire
- Three spacious bedrooms, master with ensuite
- Generous storage space
- Light filled kitchen with stone benches, all quality European appliances and large butler's pantry
- Reverse cycle ducted and zoned air conditioning
- Large covered north facing outdoor living area
- Home is privately situated with valley and property views
- Landscaped gardens
- Large shed, 5 stables and tack room
- Cattle/sheep yards with loading ramp
- Secure water - electric bore feeding 6000 gallon header tank, gravity fed to trough system and gardens
- 13,000 gallons rainwater storage
- Fenced into 7 paddocks 30 acres mixed sub tropical pasture, 30 acres prepared for oats, balance native grasses and lightly timbered
- Capable of carrying 25 head of cattle or equivalent
- Convenient location with tar road frontage 15 minutes to Tamworth CBD, 10 minutes to Australian Equine and Livestock Events Centre

<b>Sales Method:</b>	Private Sale
<b>Listing Number:</b>	0543
<b>Price:</b>	\$995,000.00
<b>Property Type:</b>	Mixed Uses
<b>Land Size:</b>	Approximately 122 Acres 49 Hectares



**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.