



Contact Amanda Waters  
Phone: 0418 420 676  
Email: [amanda@cwrural.com.au](mailto:amanda@cwrural.com.au)

**IMMACULATE HOME WITH STUNNING VIEWS OF THE SURROUNDING DISTRICT**  
**Level to undulating country with excellent shade and shelter trees shattered over the property. Some pasture improvement over the last 3 years**

**1047 MIDDLEBROOK ROAD, LOOMBERAH**

This is a fantastic small property, it features a great location, immaculate home, sheds, silos, yards and a view that is second to none. One of the best features of this property is it is surrounded by larger properties so there are no close neighbours, you have privacy but still an easy drive to Tamworth. Inspection is highly recommended as this property will not disappoint.

**Sales Method:** Private Sale  
**Listing Number:** 0644  
**Price:** \$575,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 56 Acres - 23 Hectares

**Situation:** Located on the favoured Southern side of Tamworth an easy 32km drive to Tamworth CBD or 20 minutes drive to the well-known AELEC centre.

**Country:** Level to undulating country with excellent shade and shelter trees shattered over the property. Some pasture improvement over the last 3 years.

**Water:** The water system on the property is well set up with every paddock having access to water. The property has a bore that pumps to an overhead storage tank, it reticulates to taps throughout the property. There are 2 dams and there is 15,000 gal rainwater storage.

**Brochure Text:** Level to undulating country with excellent shade and shelter trees shattered over the property. Some pasture improvement over the last 3 years

**Fencing:** Extremely well fenced into 9 paddocks suited to sheep, cattle or horses. Nearly all new fencing, being plain wire and electric.

**Improvements:** Tastefully renovated double brick home (C1950âs) 3 bedrooms with built ins, spacious kitchen, separate lounge and dining room. The home features timber floorboards, high ceilings, woodfire and picture rail throughout. Covered verandah area with views back towards Tamworth and over surrounding farm land. Single garage with storage, machinery shed, fully enclosed storage shed, 5 silos and steel cattle yards with loading ramp. There is also a garden shed, good size chook yard, shed with dog kennels and a bird aviary. What else could you ask for!



**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 .