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## IMMACULATE BRICK HOME ON 100 ACRES

### BOWOOD GROVE , TAMWORTH

Immaculate 8 year old home with amazing views over the surrounding district, located so close to town but still has the privacy and peace and quiet.

**Sales Method:** Private Sale  
**Listing Number:** 0565  
**Price:** \$1,150,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 101 Acres - 41 Hectares

**Situation:** Extremely well located on the outskirts of Tamworth, just minutes to shops, schools etc

**Country:** Slightly sloping block that is fenced into 3 main paddocks, all fencing is in very good condition. The house and improvements are built in a superb position that gives you a full view of the property and your stock.

**Water:** The property is well watered with town water connected and a total of 33,000 gallons of rainwater storage from the shed and home. The property also 4 dams and a bore which is licenced but not equipped.

**Improvements:** Attractive and spacious 4 bedroom plus office brick home that is well set amongst established lawn, gardens and fruit trees. The home offers 3 living areas including a large open plan kitchen, lounge and dining area that leads to the outdoor entertaining area. Ducted reverse cycle air conditioning, the bedrooms all have built ins and the main bedroom features a large walk in robe, and ensuite with separate toilet. There is also a 3 car remote controlled garage attached to the home. Beside the home is the 18m x 9m shed with high sliding doors, 3 phase power connected, loft storage area plus the added bonus of a granny flat that consists of a kitchen, bathroom, living area & large bedroom equipped with gas heating & a reverse cycle air conditioner.



**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 .