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## 25 ACRE VACANT BLOCK - CLOSE TO TOWN

### 47 HEILIGMANS LANE, TAMWORTH

A lot of the ground work has been done to this block to get it underway to being an established hobby farm. Not many blocks of this size around so act quick.

<b>Sales Method:</b>	Private Sale
<b>Listing Number:</b>	0552
<b>Price:</b>	\$325,000.00
<b>Property Type:</b>	Grazing
<b>Land Size:</b>	Approx 25 Acres - 10.38 Hectares

**Situation:** Extremely well located on the outskirts of Tamworth, 10 mins drive to Tamworth CBD.

**Country:** Open level block with attractive shade and shelter trees remaining. The property is currently fenced into 6 paddocks with all internal fencing being electric tape.

**Water:** Excellent water supply from a bore equipped with an electric submersible pump. The bore is tested at 1500gal/hour. There are 11 troughs throughout the property and garden taps also.

**Improvements:** The property has a building entitlement and has power connected, the power has been ran underground approximately 250m into the middle of the block.



**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 .