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PRODUCTIVE ACREAGE - IMMACULATE HOME

387 SOLDIERS SETTLEMENT ROAD, TAMWORTH

This is a great small acreage that offers a neat and tidy home and a productive block with quality shedding. Not many places like this on the market at present so act quick!

Sales Method: Private Sale
Listing Number: 0905
Price: \$825,000.00
Property Type: Grazing
Land Size: Approx 101 Acres - 41.11 Hectares

Situation: Extremely well located just 18km from Tamworth CBD via tar road. Only 4km off the Oxley Highway.

Country: Productive level to slightly sloping country that is well fenced into 8 main paddocks, the property would be suited to horses, cattle or sheep and is approximately 95% arable.

Water: Excellent water supply from bore which is equipped with an electric auto start that feeds to a 5,000 gallon storage tank. It then reticulates to troughs and the house/garden areas. The property also has 20,000 gallons rainwater storage.

Brochure Text: -

Carrying Capacity: The property has previously carried approx. 30 heifers with some paddocks sown to oats in winter.

Improvements: Very tidy four bedroom home featuring ensuite to main & walk in robe, separate dining and L shape living room. The home has ducted evaporative cooling, 2 reverse cycle air conditioners and a woodfire. The home also has a full length enclosed entertaining area at the back of the house which is a good spot to spend time at anytime of the year. There is also a double lockable garage and a double carport all well set in established gardens. Working improvements include a 5 bay all steel hayshed, machinery shed with a lockable workshop and steel cattle yards with cattle crush & loading ramp. The property has a near new 6.5kw solar system installed.



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