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## FULL HORSE COMPLEX - LARGE HOME - PREMIER LOCATION

### CRESLEA, TAMWORTH

A hard to find fully set up horse property with the right location and improvements, if you are looking for somewhere nice to live and enjoy your horses and cattle inspect now.

**Sales Method:** Private Sale  
**Listing Number:** 0903  
**Price:** \$1,250,000.00  
**Property Type:** Hobby / Acreage  
**Land Size:** Approx 132 Acres - 53.5 Hectares

**Situation:** Located in a superb spot only 10 minutes south of Tamworth on the New England Highway and only 5 minutes from the AELEC.

**Country:** The country ranges from level and sloping arable areas though to rolling and undulating grazing, approximately 100 acres is arable and would be suited to forage crops or long term pastures if desired. Overall good quality.

**Water:** Water is a feature with a solar equipped bore rated at 1,200 gallons per hour pumping to a header tank. From the header tank water is gravity to troughs in every paddock and around the home and buildings, the home is serviced by 38,000 gallons or rainwater storage.

**Fencing:** There are 10 main paddocks plus holding paddocks and yards at the horse complex, there is a laneway system and all paddocks have hot wires in the fence and are suitable for horses or cattle.

**Improvements:** Large 5 bedroom 3 bathroom brick home with commanding views of the city and surrounds, the home features generous living areas and room sizes, air-conditioning and heating, in ground pool, double garage and verandahs with excellent views. The working improvements include a modern breezeway stable complex with 9 large stables, 2 loading ramps, mare and foal crush, 2 sand round yards, 8 horse walker, wash bay and associated yards. In addition to this there is a 20mt x 10mt steel frame shed with part concrete floor and power, a 24mt x 9mt steel frame hay/machinery shed and a 40tn cone bottom silo.



**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 .