



2034 Oxley Highway, TAMWORTH, NSW 2340

Werribee Park - 508 versatile acres, character homestead, 20 km to Tamworth CBD

205.60 hectares, 508.04 acres

Discover this stunning late 1800s double brick homestead set on north-east facing slopes in the sought-after Tamworth district. Spanning 205.6 hectares, Werribee Park boasts strong red/brown clay loam soils and a mix of improved and native pastures including tropical grasses, lucerne and clovers. From sheltered areas to open slopes, this versatile property is ideal for grazing and farming. A bumper spring season at Werribee Park is ensured following a much wetter than average winter and 12 tonnes of Urea spread across all paddocks.

The homestead features three spacious bedrooms, two modern bathrooms, and a contemporary eat-in kitchen complimented by two living areas, separate dining room, office and an underground cellar. Enjoy 10 foot ceilings, multiple outdoor entertaining spaces, double sided fireplace, ducted evaporative cooling, and split system air conditioning. Set amidst established gardens with stone walls, hedges, fruit trees, sweeping lawns and a 12-metre inground pool, the home offers elevated district views with north easterly aspect and a peaceful rural lifestyle.

Farming infrastructure is extensive and comprises two machinery sheds including

TYPE: For Sale

INTERNET ID: 300P184293

SALE DETAILS

\$3,950,000

CONTACT DETAILS

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concreted workshop bay, four silos, three-stand shearing shed, steel sheep yards and brand new steel cattle yards. Water is plentiful with an electric bore feeding a large header tank and reticulated trough system, supplemented by three additional bores and three dams. The property is subdivided into 15 main paddocks with fencing presenting in very good stock proof order.

Configured into two lots, the property includes the homestead lot of 105.6 hectares and a vacant 100-hectare block offering potential for a new dwelling (subject to Council approval), both lots with direct access from the Oxley Highway. The homestead lot and vacant lot are available for purchase individually or as a single holding.

A rare opportunity to secure a productive and picturesque rural lifestyle property just 15 minutes from Tamworth. Inspections by appointment with the exclusive selling agent.

- Land Area 205.6 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







