



730 Ascot-Calala Road, TAMWORTH, NSW 2340

Elouera – 154 acres only minutes to Tamworth boasting two dwellings and land banking potential

62.18 hectares, 153.65 acres

Positioned in a sought-after location on Tamworth's southern fringe, "Elouera" offers 62.18 hectares* (approx. 153.7 acres*) of prime rural land with exceptional lifestyle, agricultural, and future development appeal. Situated at the intersection of Whitehouse Lane and Ascot-Calala Road, the property enjoys dual road frontage and elevated views across the surrounding district and to the north over Tamworth City.

Just 14 km* from the CBD and only 7 km* to essential amenities at Calala - including an IGA supermarket, Calala Inn, and schools such as Farrer Agricultural High School and Carinya - this is a property that combines rural living with urban convenience. The New England Highway is just 3.8 km* to the west.

Key Features:

- **Two Dwellings:** A rare and highly desirable feature under current council regulations. Ideal for extended families, dual living, or rental income.

- o **Cottage (circa late 1800s):** Charming timber slab and weatherboard construction, full

TYPE: For Sale

INTERNET ID: 300P185162

SALE DETAILS

\$2,500,000

CONTACT DETAILS

Ben Green

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of period character, offering 3 bedrooms and 1 bathroom, two living areas and split system A/C.

o Main Residence (circa 1960s): Spacious 4-bedroom, 1-bathroom weatherboard home with updated kitchen, polished timber floors, fireplace, split system A/C, covered outdoor entertaining area. Currently tenanted at \$475 per week.

- Land & Soil: Gently undulating red clay soils on shale base, with approximately 90% arable country - ideal for improved pasture development or cropping.
- Water Security: Equipped bore feeds header tanks and a gravity-fed trough system. Additional water sources include an unequipped well, dam and multiple natural springs in addition to rainwater storage.
- Infrastructure: Includes two garages, workshop with shearing board, tractor shed, functional steel cattle yards with crush, and storage shedding
- Development Potential: With surrounding properties already subdivided to 10-hectare lots, "Elouera" offers substantial potential for future subdivision (STCA) - making it an attractive option for land-bankers, investors, or developers.

"Eloura" is a truly unique offering that brings together rural lifestyle, income potential, and strategic investment upside in one complete package. There is plenty on offer here for the astute buyer. Inspections by appointment with the exclusive selling agent.

*approximately

- Land Area 62.18 hectares
- Bedrooms: 7
- Bathrooms: 2

HOMESTEAD

Bedrooms	7
Bathrooms	2





