



## Embleton Park, 81 Onslow Thompson Road, CALALA, NSW 2340

Blue-ribbon 67ha holding only minutes south of town with irrigation and development potential

**67.13 hectares, 165.88 acres**

A rare offering in one of Tamworth's most coveted rural pockets, Embleton Park spans an impressive 67.13 hectares of highly productive and beautifully improved farmland. Positioned just 11km from the Tamworth CBD on the sought-after southern side, this exceptional property combines premier production capability, superb residential living, and significant development potential.

### A Grand Arrival

A formal entry and long, sealed driveway framed by majestic Urdell Urbanite trees and cattle rail fencing sets a tone of understated elegance as you approach the residence. The property is a blend of fertile creek flats and gentle slopes, with approximately 85% arable land, offering versatility for cropping, hay production, and livestock enterprises.

### Premium Water & Farm Improvements

With long frontage to Goonoo Goonoo Creek, multiple stock dams, and Goonang Creek running through the rear of the property, water is a standout feature of Embleton Park.

**TYPE:** Sold

**INTERNET ID:** 300P189674

### CONTACT DETAILS

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A three-phase irrigation well, boasting 188ML aquifer entitlement, supplies 100mm PVC underground mains, approximately 21 hydrants across the property, header tanks, and a reticulated trough system feeding every paddock.

Perfectly suited for hay production, forage crops, cattle, and horses, the property's layout is efficient and thoughtfully planned. Electric fencing, a central laneway, and well-appointed steel cattle yards with covered crush and race support smooth livestock handling and farm operations. Additional improvements include a pump/storage shed, hay/machinery shed, large hay shed, and two horse shelters.

### Resort-Style Living

The beautifully positioned main residence - built in 2003 - is surrounded by mature, manicured gardens and resort-like amenities. The home offers:

- Four generous double bedrooms, including main with WIR and ensuite
- Open plan kitchen/living/dining with polished timber floors
- Separate lounge, media room, home office, and ample storage
- High ceilings, insulated walls and roof
- Ducted & split system A/C, gas points, and solar system for reduced running costs
- Expansive verandah, alfresco, and entertaining areas with sweeping views

Detached from the main residence is an insulated double garage with mezzanine storage, adjoining workshop area with amenities, plus a double carport.

Relaxation comes easily with the inground pool, cabana with timber deck, and serene outlook across the rolling landscape. The established lawns and gardens are fully irrigated via in-ground pop-up sprinklers.

### Development Potential

A major drawcard of Embleton Park is its future development capacity. Zoned RU4 Primary Production Small Lots with a minimum lot size of 9.9 hectares, and benefitting from dual road frontage (Onslow Thompson Road and Roche Close), the property offers an exceptional opportunity for small rural residential subdivision-highly sought after on Tamworth's southern fringe, particularly near AELEC.

### A Landmark Holding Offering Productivity, Lifestyle & Potential

Embleton Park represents a rare chance to secure a premium rural property that seamlessly blends high-capacity production, refined living, and strong future upside.

- Land Area 67.13 hectares
- Bedrooms: 4
- Bathrooms: 4

**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	4















