



161 New Winton Road, TAMWORTH, NSW 2340

VERSATILE SMALL ACREAGE CLOSE TO TOWN

40.00 hectares, 98.84 acres

Area: 40* hectares or 98.84* acres

Location: Set in a convenient rural pocket just 8km* West of Tamworth CBD, 161 New Winton Road, offers an accessible lifestyle. Combining rural outlooks with everyday convenience, the property is well suited to those seeking space without isolation.

Home: The home is a three-bedroom, one-bathroom residence offering comfortable living with scope to update and add value over time. With a practical layout and solid structure, it presents as a suitable option to move into straight away while planning future improvements. A reverse cycle air conditioner and ceiling fans provide year-round comfort.

Infrastructure: Improvements include a two-bay garage/machinery shed providing versatile storage for vehicles and equipment, along with a single-bay skillion ideal for car accommodation. The property also features a horse shelter within one of the paddocks, adding appeal for equine or hobby farm use.

TYPE: Auction

INTERNET ID: L11641025

AUCTION DETAILS

6:00pm, Thursday June 4th, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**
247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

Fencing: Boundary fencing is generally stockproof, while internal fencing is basic and may benefit from further development depending on intended use.

Country: The land comprises level to gently undulating country, offering open grazing areas suited to livestock, horses or small-scale agricultural pursuits. The block provides flexibility and scope for further improvement.

Water: Water is supplied via two dams, with a water trough connected to town water servicing two paddocks. The home is further supported by approximately 45,000 litres of rainwater storage via two 22,500-litre tanks, providing a reliable domestic supply.

General Comments: A well-positioned rural holding offering comfortable living, practical improvements and scope to enhance over time. With its manageable size, useful infrastructure and proximity to town, 161 New Winton Road presents an excellent opportunity for lifestyle buyers, first-time acreage purchasers or those seeking an entry into the rural market.

- Land Area 40 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1



