



14628 New England Highway, TAMWORTH, NSW 2340

The Meadows - Productive Country with Outstanding Potential

19.31 hectares, 47.72 acres

Introduction: The Meadows presents an exceptional lifestyle opportunity, located only 11km from the Tamworth CBD and privately set back from the New England Highway. The property enjoys spanning views across the fertile flats extending to Goonoo Goonoo Creek.

Area: 19.31* hectares or 47.71* acres.

Home: The four-bedroom brick home offers plenty of space for the whole family, with spacious open-plan living and dining areas featuring polished timber floors, a wood fire and excellent natural light. The kitchen provides ample bench and storage space and connects seamlessly with the open-plan living and dining areas, while the main bedroom includes a walk-in robe and ensuite. Wide covered verandahs complete the home, providing an ideal place to enjoy the open rural outlook.

Country: The property offers productive, fertile flats well suited to further pasture development or livestock production. The land features open grazing areas with

TYPE: Auction

INTERNET ID: L11641469

AUCTION DETAILS

6:00pm, Thursday August 20th, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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Baden Chaffey
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established shade trees, while approximately 900 metres of frontage to Goonoo Goonoo Creek provides an attractive natural feature.

Water & Infrastructure: Water security is a key feature, with a 122-megalitre groundwater licence (WAL21040), extracted via a well equipped with an electric submersible pump. This provides scope to further develop and enhance the productivity of the property. Infrastructure includes a four-bay shed, with one lock-up bay, along with an older shed that could be utilised for additional storage.

Remarks: Productive lifestyle holdings like this are seldom presented to the market. The Meadows offers an excellent opportunity to further develop the existing property and enhance its overall productivity, with plenty of potential to improve the existing infrastructure and land.

The property is scheduled for auction on 20 August 2026, unless sold prior. For more information, contact Baden Chaffey on 0488 697 416 or Riley Gibson on 0417 441 688.

- Land Area 19.31 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3





