



## 1450 Manilla Road, TAMWORTH, NSW 2340

PRODUCTIVE LIFESTYLE PROPERTY CLOSE TO TAMWORTH

**4.34 hectares, 10.72 acres**

Set on a level and highly productive 4.4 hectares\* or 10.87 acres\*, Glen Avon offers the perfect blend of rural living and convenience, located just 13km\* from the Tamworth CBD.

Situated on quality basalt soils with shade timber throughout, approximately 90% of the property is arable and well-developed with established lucerne and oats. The land is securely fenced and divided into four main paddocks, making it ideal for livestock, horses, or hobby farming.

The solid brick homestead features five bedrooms and one bathroom, with an enclosed rear verandah that provides an excellent space for entertaining year-round. A swimming pool adds to the lifestyle appeal, creating a comfortable and family-friendly rural retreat.

Water is well catered for with rainwater tanks and a reliable stock and domestic bore. All fencing is in good condition, and the property is well supported by quality infrastructure including two machinery sheds, three stables, and functional cattle yards.

**TYPE:** Under Contract

**INTERNET ID:** L11641887

**SALE DETAILS**

**\$1,000,000**

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Riley Gibson**  
0417441688

Key features include:

- 4.4 hectares (10.87 acres) level basalt country
- Approximately 90% arable with established lucerne & oats
- Five-bedroom brick home with enclosed back verandah
- Swimming pool
- Rainwater tanks plus stock & domestic bore
- Excellent fencing throughout
- Two machinery sheds
- Three stables and cattle yards
- Just 13km to Tamworth CBD

Glen Avon presents a rare opportunity to secure a productive small acreage with solid infrastructure and a comfortable home, all within easy reach of Tamworth.

- Land Area 4.34 hectares
- Bedrooms: 5
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	5
<b>Bathrooms</b>	1



