



722 Loomberah Road, TAMWORTH, NSW 2340

AFFORDABLE, UNCOMPLICATED SMALL ACREAGE

2.50 hectares, 6.18 acres

722 Loomberah Road, a picturesque, quiet acreage is located in one of Tamworth's most premier areas, only a short drive from Tamworth (17km), Calala (11km) and AELEC (16km). Set on a 2.5 hectare or 6.17 acre parcel of land with exceptional views towards Reedy Creek and the surrounding agricultural land, this lifestyle property is perfect for upsizers, downsizers, or simply those looking for a base close to either the AELEC or the wonderful boarding schools in the district. Farrer Memorial High School is only 7km away.

The home is a comfortable 2 bedroom home with open plan living and dining area. Both bedrooms have built in, while there is a laundry and a separate toilet at one end. Heating and cooling is catered for by way of split system air conditioner (wall mounted) and ceiling fans. Both entries to the home have a porch/verandah area, with the back verandah taking in the spectacular views.

Externally the property is well fenced into three main paddocks plus the house and shed area (fencing is either new or near new), it has a three bay all steel shed, stock and domestic bore with electric submersible pump, concrete troughs providing water to

TYPE: For Sale

INTERNET ID: L11652876

SALE DETAILS

\$849,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
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02 6766 1666

Riley Gibson
0417441688

each paddock and numerous shade trees. Rainwater is harvested into 4 x 225000L rainwater tanks for the home. There is also a lock up shed and wood shed behind the main machinery shed.

Overall, a neat and tidy, uncomplicated small acreage ideal for a variety of purchasers. Offered for genuine sale, this one is in a great location, and enjoys all the city convenience (tar roads, bin collections, mail and school bus) yet is located in one of the regions most fertile and picturesque farming and grazing areas. For more information call Riley Gibson on 0417441688 or Baden Chaffey on 0488697416.

- Land Area 2.5 hectares
- Bedrooms: 2
- Bathrooms: 1

HOMESTEAD

Bedrooms	2
Bathrooms	1



