



1052 Nundle Road, TAMWORTH, NSW 2340

A SEAMLESS BLEND OF PRODUCTION AND LIFESTYLE

57.97 hectares, 143.24 acres

Seldom do you find a rural property that has been developed to the absolute highest standards, both in the home and on the farm. 1052 Nundle Road, the proud home of Piallamore Hay and Silage, typifies just that. A beautiful home and lifestyle on the banks of the esteemed Peel River, only minutes from the thriving regional centre of Tamworth, NSW, combined with one of the region's most productive hay farms, extensive infrastructure and significant water entitlements, are all found in this one remarkable holding.

Home: An exceptionally beautiful home, underpinned by a sleek neutral colour palette, providing comfort and class in every square metre. The home features a stunning kitchen complete with a full-service butler's pantry, 40mm marble stone benchtops, SMEG appliances, hardwood timber floors, and large dining and living areas. Accommodation includes a master suite with a large walk-in robe and beautiful ensuite, three additional bedrooms, and a stylish main bathroom. The home is further accentuated by a South American Jarrah wrap-around verandah, offering sweeping views in every direction. Heating and cooling are well catered for with a Eureka wood fire and ducted reverse-cycle air conditioning. There is absolutely nothing to do - the presentation is exceptional throughout.

TYPE: For Sale

INTERNET ID: L12148979

SALE DETAILS

Expressions Of Interest

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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Riley Gibson
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While the interior is impressive, the outdoor kitchen and entertaining area is equally outstanding. Built from Tallowwood and Jarrah, it includes a new barbecue and pizza oven, glass-fronted bar fridges, a 10-seater entertainer's table, extendable television and pull-down shutters. This area enjoys uninterrupted views over the lucerne flats and the Peel River, providing the perfect space to entertain and relax in complete comfort.

Land: Comprising a total land area of 57.97 hectares (143.24 acres), the property features some of the most fertile alluvial soils the Peel Valley has to offer. With approximately 700 metres of Peel River frontage, there are 42 hectares (105 acres) currently under irrigation. The productive alluvial river flats are complemented by approximately 30 acres of rolling basalt hills, offering exceptional views, mature White Box trees and native grasses. This creates a rare and highly desirable blend of high-production farming and lifestyle appeal. The current owners utilise the land to produce extremely high volumes of hay, having a reputation as some of the best hay and silage in the district, while also running a small Hereford breeding operation and several horses.

Water & Water Infrastructure: Renowned for having some of the best water in the region, the property is offered with two water access licences:

- 102 ML Peel River Water
- 157 ML Groundwater (Peel Alluvium)

In addition to the substantial entitlements, the water infrastructure is first-class. Designed as a genuine "push-button start" operation, all components - from pumps and underground mains to application systems - are either new or near new and in excellent working order.

River water is pumped via a Kubota diesel motor and Southern Cross pump, while groundwater is accessed via two wells, also equipped with Kubota diesel motors and Southern Cross pumps. Water is distributed through approximately 1.5km of 6-inch underground mains to multiple irrigation systems, including:

- 1 x 250m T&L Pivoting Lateral Move irrigator
- 2 x 350m Side Roll irrigator

The irrigation system has been purpose-built to maximise efficiency, minimise labour requirements and ensure ease of operation.

Infrastructure: Infrastructure across the property is extensive and highly functional, with a range of fit-for-purpose shedding and workshop facilities. Improvements include two large hay sheds, a large machinery shed, and a substantial workshop with additional shedding, complete with toilet and shower. Further enhancing the farm's turnkey appeal is a dedicated tractor and machinery wash-down bay, along with an adjacent lock-up chemical shed. Positioned on top of the workshop is a 12kW back-to-grid solar panel system. Two dedicated, secure horse paddocks, each with stables and a wash bay, along with direct river access for swimming & fishing, further complement the practical and well-rounded working lifestyle on offer.

Comments: Set in one of the region's most revered locations, supported by highly productive soils, significant irrigation water licences, quality infrastructure and a beautifully appointed home, 1052 Nundle Road represents a rare opportunity to secure a truly turnkey rural property. Every aspect of the home, land, water and infrastructure has been developed to an exceptionally high standard, offering a seamless blend of production and lifestyle. Offered for genuine sale, this outstanding property presents an opportunity to acquire the very best. For further information, contact Baden Chaffey on 0488 697 416 or Riley Gibson on 0417 441 688.

- Land Area 57.97 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

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| Bedrooms | 4 |
| Bathrooms | 3 |







