



## 418 Nundle Road, TAMWORTH, NSW 2340

FIRST CLASS EQUINE, LIFESTYLE AND PRODUCTION PROPERTY

**39.02 hectares, 96.42 acres**

AREA: 39.02 hectares or 96.4 acres

**LOCATION:** Springvale is located in a highly desired, blue ribbon location only a few minutes east of the thriving regional centre of Tamworth. Tamworth CBD and The AELEC are each only approx. 12 minutes away. Located in the renowned Peel Valley, and with Peel River frontage, Springvale is only 3 minutes to Nemingha and 5 minutes to Farrer Ag College. The location is popular for its proximity to Tamworth as well as its highly productive alluvial soils. The property has bitumen road frontage, dual entries and is first class in terms of location.

**HOUSE:** The home is a comfortable country style four bedroom two bathroom weatherboard home with full length front verandah, two living areas and wall mounted split system air conditioning. The secondary accommodation offers a convenient two bedroom one bathroom Colourbond cottage.

**SHEDDING:** Springvale has ample shedding to accommodate vehicles and farm

**TYPE:** For Sale

**INTERNET ID:** L23201166

**SALE DETAILS**

[Expressions Of Interest](#)

**CONTACT DETAILS**

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Tamworth**  
247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Riley Gibson**  
0417441688

machinery, including an 18m x 12m three bay all steel Colourbond hay/machinery shed and an 18m x 6m three bay all steel Colourbond hay shed. There is also a double carport adjacent to the home and triple carport adjacent to the granny flat.

**EQUINE IMPROVEMENTS:** Springvale has been extensively developed for equine pursuits and present as the property for the horse enthusiast. The property features a 23m x 27m fully enclosed all steel Colourbond arena with 8 stables all with day yards, a feed room & a tack room, sand, water and lighting as well as a large 60m x 40m outdoor arena with cattle pens, rope box & associated yards, sand, sprinklers, water & lighting. There is extensive post and rail and electrified horse paddocks plus stallion/foaling yards, undercover vet crush and associated yards.

**WATER:** Water is a feature of the property. It includes a 146 megalitre ground water irrigation licence (well with new electric pump), long frontage to the Peel River (with works approval) and double frontage to the permanent Piallamore Anabranh. Underground irrigation mains service approx. 80% of the property. In addition to the irrigation system, the property also has a fully reticulated stock & domestic water system. The homes and sheds are also serviced via rain water with approx. 35 000 gallons of fresh water storage.

**COUNTRY:** A very productive parcel of land with a versatile mix of country including approx. 8ha or 20 acres of elevated, gently sloping land fenced for horses and cattle, 20ha or 50 acres of highly productive river flats (nearly all arable) and 12ha or 30 acres that has been set up for hay making and high production cops. Fencing is in good condition and includes a quantity of brand new fencing and numerous steel horse paddocks hinge joint and electric fencing.

**COMMENTS:** A very tidy property that offers the best in equine, lifestyle and production. With Peel River frontage, productive soils and extensive infrastructure in of the regions most preferred locations, an inspection is highly recommended. Please call Riley Gibson on 0417441688 for more information.

- Land Area 39.02 hectares
- Bedrooms: 6
- Bathrooms: 4

**HOMESTEAD**

<b>Bedrooms</b>	<b>6</b>
<b>Bathrooms</b>	<b>4</b>













