



53C Nowland Crescent, TAMWORTH, NSW 2340

MODERN COUNTRY LIVING ON THE EDGE OF TAMWORTH

6.13 hectares, 15.15 acres

Area: 6.13* hectares or 15.14* acres

Location: Positioned just 5.9km* from the CBD of Tamworth and 7km* to the Australian Equine and Livestock Events Centre (AELEC) the property boasts location and space, set back in its own private area overlooking the lights of the city. With close proximity to schools, medical facilities, and recreational activities, comfort and space have never been so easy to secure.

Country & Water: The country is superior, featuring soft alluvial, level ground that is easily maintained and well fenced. Currently sown with oats, the home is set on the southern side of the boundary, overlooking the land. Water is supplied via several rainwater tanks holding 175,000* litres, with town water connected for extra security. Several taps and troughs are strategically positioned around the property and shed.

Home: The modern four-bedroom brick home offers all the comforts you would expect and is grand in presentation with stone benchtops, woodfire and zoned reverse cycle

TYPE: Auction

INTERNET ID: L23534315

AUCTION DETAILS

6:00pm, Thursday
September 4th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
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Baden Chaffey
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air conditioning. A large open-plan kitchen with island bench overlooks the alfresco covered entertaining area, balanced with dining and living rooms on either side. The main bedroom features large windows overlooking the property, a double vanity ensuite, and a separate walk-in robe. The remaining bedrooms all offer great views and are spacious with built-ins. A separate media room adjoins the kitchen, along with a home office. Outside, there is a double lock-up garage and an alfresco area that is the perfect spot to unwind while overlooking the land.

Infrastructure: The infrastructure is abundant, with a separate, self-contained granny flat away from the main home, along with a large concrete-floored Colorbond shed with four roller doors and a workshop, with the main area spanning 20.5m* x 10m*. Additionally, there is a mezzanine floor for storage and a 4.8m* x 20.5m* undercover area at the front. The back of the main shed features an enclosed skillion spanning 20.5m* x 6.4m*, ensuring ample storage and shed space. Additionally, there is a steel set of cattle yards with a loading ramp and steel day yards.

Comments: A showcase property with so many extras, only 5.9km* to town, and set on acres-a rare find. With a motivated vendor who has now committed elsewhere, this property will not disappoint on inspection. All interested parties are encouraged to view, with offers considered before the scheduled auction date of 4 September. To arrange your viewing, please contact Baden Chaffey on 0488 697 416.

*(approx)

- Land Area 6.13 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3







