



97 Phillip Lane, TAMWORTH, NSW 2340

MODERN HOME ON ACRES CLOSE TO TOWN

12.09 hectares, 29.87 acres

AREA: 12.09 hectares or 29.87 acres

SITUATION: located just 11.8km from Tamworth C.B.D., a short drive to Tamworth airport and just 12km from the AELEC via road, it is a quiet area surrounded by quality lifestyle properties, good access and offers the modern convenience of Tamworth as well as the peace and privacy of rural living.

HOME: The brick and colourbond home is well presented, having been built by G.J. Gardner approx. 6 years ago. It features four bedrooms, the main with en suite and walk in robe and built ins in the three other rooms. The kitchen is well appointed and features stone bench tops, gas cook top/electric oven and island bench overlooking the formal dining and entertainment area. Heating and cooling is by way of ducted reverse cycle air conditioning. Adjacent to the entertainment area is a new in ground pool (completed 2025), with a lovely yard, several shade trees and a good outlook.

COUNTRY: level to gently undulating, the land is all arable and has been used to grow

TYPE: Auction

INTERNET ID: L29534927

AUCTION DETAILS

6:00pm, Thursday
November 6th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

small scale fodder crops and pasture. It is ideal for horses and cattle, offering basalt and clay soils and would be very easy to manage. as a small hobby farm. All paddocks have concrete troughs. A selection of shade trees are also found throughout.

WATER: Water is a feature with all outside taps operated from a stock and domestic bore with 5000 gallon poly header tank (equipped with modern electric submersible pump) and gravity feeding to concrete troughs in every paddock. The home itself is supplied by rainwater harvested into 2 x 5000 gallon rainwater tanks.

IMPROVEMENTS: In addition to the home and water, the property is generally well fenced throughout, having been subdivided into 7 main paddocks. It has a good quality machinery shed/truck shed and workshop area, a second fully lock up concreted workshop shed as well as a large arena with loading ramp and cattle handling facilities.

REMARKS: Being sold to facilitate an upsize, this is a quality small acreage close to Tamworth and the AELEC, with plenty of the hard work done yet enough upside to add your own style. Offered for genuine sale with offers strongly encouraged, please call Riley Gibson on 0417 441 688 or Baden Chaffey on 0488697416.

NOTE: When typing the address into Google Maps, please use Warral as the suburb as google tends to confuse the address with Phillip Street West Tamworth.

- Land Area 12.09 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3





