



442 Warral Road, TAMWORTH, NSW 2340

PICTURESQUE LIFESTYLE PROPERTY WITH MOUNTAINS OF INFRASTRUCTURE

3.72 hectares, 9.19 acres

A beautiful lifestyle property ticking all the boxes - quality home, exceptional land and good water, combined with outstanding infrastructure.

Home: The home is a true masterpiece, featuring brick-and-tile construction and generous room sizes. The kitchen itself is the centrepiece of the home and features 40mm stone benchtops and high-end appliances, while the family is accounted for with formal living, dining, and family rooms. The master bedroom has an oversized walk in robe and fabulous en suite while all other bedrooms except one have built-ins. The home commands a wonderful street presence, while the entertaining area at the back captures terrific views towards the back at the property. A single lock up garage is located at the southern end of the home with internal access also. The home is presented to please, has been renovated with style and quality craftsmanship and is ready to move straight into.

Land: Positioned on a 3.72 hectare or 9.19 acre gently sloping, productive block of land, the property is perfect for small scale hobby farming and lifestyle pursuits. Highlighted by large shade trees, the property has good water, including a bore

TYPE: For Sale

INTERNET ID: L32005078

SALE DETAILS

Expressions Of Interest

CONTACT DETAILS

**Elders Real Estate
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(currently unequipped) and dam, as well as harvested rainwater and a near new electric pump on the Timbumburi Creek pumping to taps and troughs around the farm and house yard. The land is well fenced, with predominantly new fencing throughout, a functional set of cattle yards and bore. The current owners have sown crops including oats and the land is soft, fertile and productive. A range of fruit trees can be found, including apricot, plum and olive trees. A large dam towards the back of the block is complimented by the single frontage to Timbumburi Creek, meaning water is in abundant supply.

Shedding and Infrastructure: Shedding is excellent, with several sheds providing excellent working and storage. Adjacent to the single garage is a two bay colourbond shed, while there is a caravan storage and workshop area in a different shed (also housing back to grid solar panels), with an adjacent lined area with amenities. Everything on the property has been well maintained and cared for ready for new owners to come in and enjoy.

The Opportunity: Offered for sale to facilitate an upsize, 442 Warral Rd has been the perfect lifestyle property, developed to a high standard and now ready for new owners. For sale via Expressions of Interest (non binding), the property will be open for inspections on Saturdays with private inspections available through the week. For further information please call Riley Gibson on 0417441688.

- Land Area 3.72 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2





