



## 680 Old Winton Road, TAMWORTH, NSW 2340

FEDERATION HOME ON ACRES CLOSE TO TAMWORTH

**40.46 hectares, 99.98 acres**

AREA: 40.46 hectares or 99.98 acres \* (approx.)

**SITUATION:** Conveniently positioned just 19.5km North West of Tamworth CBD via all sealed roads. The property offers easy access to Tamworth and the surrounding districts via the Oxley Highway 6.8km (approx.) away. School bus and mail are both at the front gate, while the suburb of Westdale is only a 7 min drive (school, post office, groceries and takeaway).

**COUNTRY:** Predominantly red basalt and approx. 80% arable, the country is ready to perform and has grown quality forage and cereal crops in recent times. Ideal as a small scale cattle or equine property, the land is both productive and versatile and has been well managed in recent times. The land is fenced into four smaller horse paddocks, as well as 5 larger paddocks, all with water. There is also a good amount of shade timber, mainly whitebox scattered across the property.

**HOME:** the home is beautiful and has had a quality renovation including new kitchen

**TYPE:** For Sale

**INTERNET ID:** L34913823

**SALE DETAILS**

**\$1,750,000**

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Riley Gibson**  
0417441688

with 40mm stone bench tops, new roof and bull nose verandah, offering 5 bedrooms in total with two bathrooms. The main bedroom has a sensational en suite and walk in robe, while period features such as high ceilings and timber floorboards add the charm of yesteryear. Entertainment is catered for in the way of a near new in ground pool with spacious deck. Back to grid solar is connected by way of 2 x 6.6 KW systems.

**IMPROVEMENTS:** external improvements are nearly all brand new and include a new set of steel cattle yards (approx. 120 head capacity) with ramp, crush and scales, a colourbond shed with concrete floor and power as well as an 18m x 12m machinery shed. There is also an older shed which could easily be converted into stables.

**WATER:** water is supplied by way of stock and domestic bore and Grundfos solar pump, pumping into 2 x poly header tanks and gravity feeding throughout the farm. There are 2 x 110 000 L rainwater tanks off the house and sheds harvesting rainwater, ensuring plenty of storage.

**REMARKS:** a neat property with a lot of the hard work done. Close to town, tar roads, bin collection, a good combination of production and lifestyle, this is an ideal option for those looking for acres close to town. Call Riley Gibson on 0417 441 688 or Baden Chaffey on 0488 697 416 to arrange an inspection.

- Land Area 40.46 hectares
- Bedrooms: 5
- Bathrooms: 3

**HOMESTEAD**

<b>Bedrooms</b>	<b>5</b>
<b>Bathrooms</b>	<b>3</b>







