



103 Kilmarnock Road, TAMWORTH, NSW 2340

AFFORDABLE, PRIVATE & SCENIC LIFESTYLE PROPERTY

40.90 hectares, 101.06 acres

Set in a peaceful and private position at the end of a quiet country road, 103 Kilmarnock Road offers an appealing rural lifestyle with space, versatility and convenience.

The property spans 40.9* hectares (101.1* acres) and features an attractive mix of open, productive and arable country, combined with hilly, timbered areas that provide natural shelter, privacy and character. The balance of usable land and elevated terrain gives the property a strong sense of seclusion while remaining highly functional for grazing or lifestyle pursuits, with the land fanned into 14 main paddocks. The property hasn't been overgrazed, and the current owners have enjoyed implementing regenerative practices including dedicated tree lanes, leaky weirs and rotational grazing.

At the heart of the holding is a modest yet comfortable three-bedroom weatherboard home, presented in tidy condition. The residence is complemented by a full-length rear verandah, offering a relaxed space to enjoy the quiet surroundings and rural outlook. Around the home are some beautiful shade trees as well as a selection of fruit trees. Mains power connection is available and has been connected in the past, though the

TYPE: For Sale

INTERNET ID: L35600553

SALE DETAILS

\$799,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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property currently operates from a stand alone solar and battery system, mail service is available, and the village of Attunga is only 13km away.

Supporting infrastructure includes multiple sheds and greenhouses, along with sheep yards and basic cattle yards, making the property well suited to small-scale livestock or mixed rural use. Water is supplied via a stock and domestic bore with an electric pump and header tank, and the property is securely fenced throughout.

The current vendors have owned and enjoyed the property for almost 20 years, valuing its privacy, quiet setting and practicality. Despite its peaceful location, the property remains conveniently positioned just 33 kilometres from Tamworth, ensuring easy access to services, schools and amenities.

A well-balanced rural holding offering lifestyle appeal, productive land and genuine privacy - all within comfortable reach of Tamworth. Offered for genuine sale for the first time in almost 20 years, the vendors are keen sellers and offers are encouraged.

- Land Area 40.9 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1





