



## 150 Kilmarnock Road, ATTUNGA, NSW 2345

SPACE, PRODUCTION, LIFESTYLE - ONE FOR THE WHOLE FAMILY

**40.42 hectares, 99.88 acres**

AREA: 40.42 hectares or 99.88 acres

**SITUATION:** Neraka is located in a quiet, end of the road location only 28km from the edges of Tamworth and just a short drive from the village of Attunga. Attunga is a quaint village complete with school, fuel and general store. The location of Neraka in a tranquil, quiet location is one of its many endearing features, it is more than close enough to commute to Tamworth, yet far enough away that you will feel like you are in a world of your own.

**COUNTRY:** A well balanced mix of country, the land ranges from fertile, arable grazing and farmland (approx. 26 hectares or 64.3 acres) to elevated timber hills with some exceptional, almost panoramic views throughout the valley. The land is well versed to handle a range of pursuits, including cattle, horses and lifestyle applications and the current owner has done a great job in developing it to a quality standard.

The arable portion of the block has been regularly fertilised, particularly with organic

**TYPE:** Auction

**INTERNET ID:** L36201271

### **AUCTION DETAILS**

6:00pm, Thursday October 2nd, 2025

### **CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Riley Gibson**  
0417441688

type fertilizers as well as an adherence to regenerative farming practices. It has produced quality permanent pastures and small scale fodder crops and has been well managed under the current ownership.

**WATER:** Water is supplied by a very reliable bore pumping to a total of 77 000 litres of header tank storage and reticulating to troughs in every paddock. Fresh water is harvested into a total of approx. 40 000 litres of storage and pressure pumped into the home. There is an additional 60 000 litres of back up rainwater storage as well as one good dam. Overall the water system is very good.

**HOME:** The home is an extremely well presented open plan colourbond home with a modern kitchen, spacious living and dining area and front and back patios. A key feature of the home is the high ceilings and views from the front verandah, while the climate is controlled by way of 2 x split system air conditioners and wood fire. The kitchen is impressive and offers plenty of cupboard space as well as gas cooktop and electric oven. The home offers good storage, a well thought out practical design and is very comfortable.

**IMPROVEMENTS:** Neraka is home to many extra improvements that the new owner can look forward to that compliment its practicality and functionality. A key component is the solar power array, featuring a 6.6KW solar system and Tesla battery with 8KVA Himoina back up generator. Note this is in addition to mains power connected. The sheds are a feature and include a 15m x 7m shed and 9m x 6m shed, as well as an older 34m x 4.8m older shed with 9 bays and power (note all measurements are approximates).

The equine improvements and horse paddocks are equally as impressive and offer a sand arena 40m x 20m with professional base, a total of 11 horse shelters, cattle rail end assemblies and majority new/near new fencing, all accessed via a laneway system. The fencing is exceptional and is either new or near new, with cattle rail end assemblies, steel posts and plain and hinge joint fencing. In addition to the equine facilities, there is a quality set of steel cattle yards with crush on a concrete slab and loading ramp.

**REMARKS:** A tidy property having been well developed and well presented, a perfect blend of production and lifestyle in a truly peaceful location. This property really is one for the whole family, offering the versatility of the equine facilities, to the spacious surrounds and timber of the hill country, ideal for the hunter and outdoorsman of the family. Offered for genuine sale and available for inspection by appointment, please call Riley Gibson on 0417441688 to arrange a viewing.

- Land Area 40.42 hectares
- Bedrooms: 3
- Bathrooms: 1

**HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>









