



## 1193 Marsden Park Road, TAMWORTH, NSW 2340

A QUALITY HOLDING ON TAMWORTH'S DOORSTEP

**59.00 hectares, 145.79 acres**

AREA: 58.89\* hectares or 145.52\* acres

**SITUATION:** A quality location in one of the regions more desired areas, 1193 Marsden Park Road is located in the Loomberah area, only 22km south east of the Tamworth C.B.D. It is only 6km to the Sydney highway via bitumen roads, a short drive to the village of Dungowan and an easy run into the Tamworth C.B.D with the world renown AELEC only 13min away.

**COUNTRY:** Gently undulating country with a mix of arable, red and chocolate soils as well as timbered hilly areas, the land is a quality balance of production and lifestyle. Approx. 50% is arable and has been farmed to produce cereal crops. The balance is native grasses, with timber mainly Whitebox.

**WATER:** A stock and domestic bore pumps up to a 5000 gallon header tank. A new solar pump will be fitted to the bore, which services three stock water troughs. In addition there are several earth dams as well as a semi permanent gully/spring

**TYPE:** For Sale

**INTERNET ID:** L36671093

**SALE DETAILS**

**\$1,590,000**

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**

247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Riley Gibson**  
0417441688

providing stock water.

HOME: A comfortable 3 bedroom country style weatherboard home, presented in good condition with plenty of potential to modernise and upgrade, it offers three large bedrooms, spacious loungeroom and two bathrooms. Some intriguing features include cypress timber floorboards, picture rails, vertical joint panelling and 9 foot ceilings. A fireplace and split system with wall mounted air conditioner provide climate control, while most rooms enjoy plenty of natural light and views through the valley. At the back of the home there is a spacious entertainment area and carport.

IMPROVEMENTS: Fencing is in good condition and features a quantity of new fencing, as well as cattle rail entries and end assemblies. There's an excellent shed approx. 18m x 7.5m as well as steel cattle yards. An excavated home site, perfect for a homestead is located in a beautiful setting, as well as an arena pad.

REMARKS: A quality holding, uncomplicated, tidy and with quality blends of arable land and timber, perfect for cattle, horses, recreational pursuits and a lifestyle that is hard to find. Well presented, with further upside, call today to arrange an inspection.

- Land Area 59 hectares
- Bedrooms: 3
- Bathrooms: 2

**PROPERTY OVERVIEW**

Improvements	3 Bay Machinery Shed
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**HOMESTEAD**

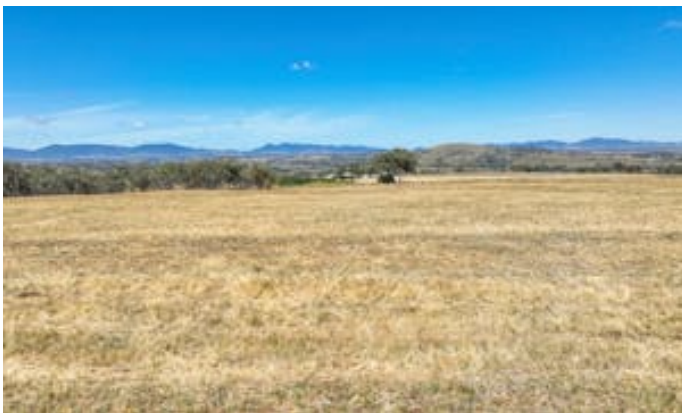
Bedrooms	3
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Bathrooms	2
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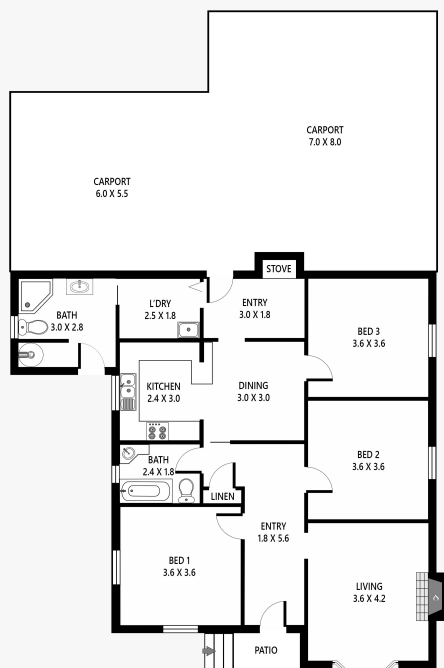
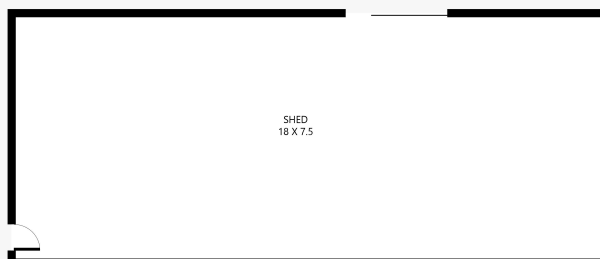








# 1193 Marsden Park Road, Loomberah



Disclaimer: This plan is not to scale and is for illustrative purposes only. Measurements are approximate only. Placement of doors, windows and all other items are approximate. Elders gives no guarantee or warranty as to the accuracy or layout. Any person using this information should rely on their own enquiries.