



166 Old Winton Road, TAMWORTH, NSW 2340

VERSATILE, PRODUCTIVE, WATER & LOCATION

271.27 hectares, 670.31 acres

Area: 271.27 hectares or 670.32 acres (approx.)

Location: Perfectly positioned just 12km west of Tamworth, Terragong and Glenleigh enjoy a highly desirable location only 1.6km off the Oxley Highway - a key access route to the regional hub of Tamworth. Renowned for its excellent educational, medical, and recreational facilities, Tamworth also boasts strong livestock selling and processing industries, offering all the conveniences and opportunities of a thriving regional centre right at your doorstep.

Home: The Terragong residence is a spacious brick and tile home featuring four well-appointed bedrooms, each with built-in wardrobes. The main bedroom includes a walk-in wardrobe and private ensuite. Designed for modern living, the home offers a free-flowing open plan kitchen, dining and living area that opens onto an enclosed entertaining space overlooking the property. A separate formal dining and lounge area provides additional space for family living, while a generous room-currently utilised as an office and extra storage-adds versatility. The home is complete with a two-bay garage, modern appliances, and ample storage throughout.

TYPE: Auction

INTERNET ID: L37229927

AUCTION DETAILS

6:00pm, Thursday
November 20th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Baden Chaffey
0488697416

In addition to the main homestead, Glenleigh features a neat and comfortable three-bedroom home, ideal for extended family or staff accommodation.

Country: The property features rich alluvial chocolate basalt soils throughout, providing excellent fertility and productivity for a range of agricultural pursuits. Tangaratta Creek runs through the holding, enhancing water security and soil health, with approximately 80% of the land arable. The country has been well improved with pastures including Lucerne, Phalaris, tropical mixes, and oats currently sown.

Water: The aggregation holds a combined total of 120 megalitres of Tangaratta Creek water complemented with 123 megalitres of ground water serviced via two diesel pumps supplying water to underground 6inch PVC mains with hydrants strategically placed in the paddocks, additionally there is a centre pivot covering approximately 31* hectares or 76* acres with a current combined irrigation portion of 80* hectares or 198* acres. Two stock and domestic pressurised bores also supply additional water for stock with extensive rainwater storage collecting off the multiple sheds.

Infrastructure: The property is exceptionally well equipped, featuring two sets of cattle yards, one of which includes combined sheep yards and a shearing shed. Several sheds service the property, including a larger shed with two roller doors allowing convenient drive-through access with stables, and another lined with rubber and divided into four bays - ideal for use as day yards or storage.

Two spacious hay sheds provide excellent fodder storage, complemented by a lock-up machinery shed with additional skillion storage. With the inclusion of three grain silos, the property is fully equipped to operate as a productive and efficient working farm.

Comments: Terragong and Glenleigh present a rare opportunity just 12km from the Tamworth CBD, combining an excellent location with outstanding productivity and reliable water security. This versatile holding is ideally suited to a range of agricultural pursuits, offering both lifestyle appeal and commercial potential. The properties will be offered as one holding via public auction (unless sold prior). To arrange your inspection, contact Baden Chaffey on 0488 697 416 or Riley Gibson on 0417 441 688.

- Land Area 271.27 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







