



5082 Werris Creek Road, TAMWORTH, NSW 2340

CURRAWONGA - ACRES ON THE EDGE OF TOWN WITH SIGNIFICANT UPSIDE

12.64 hectares, 31.23 acres

Area: 12.64* hectares or 31.23* acres

Location: Positioned in a well-regarded rural area just 13km* south of the Tamworth CBD, the property offers a peaceful rural setting with the convenience of city services only minutes away. Enjoy the ideal balance of country living while remaining close to schools, shopping and everyday amenities.

Home: The four-bedroom, three-bathroom brick residence offers comfortable family living with plenty of potential to update and add value. In need of some work, it features multiple living areas and generous proportions throughout. The home is comfortable and functional as is, allowing buyers to move straight in while renovating over time. Additional living quarters provide further flexibility for extended family, guests or a teenage retreat.

Infrastructure: Improvements include multiple machinery sheds and carports, providing excellent storage for machinery, vehicles and equipment. The property also features six

TYPE: Auction

INTERNET ID: L37514025

AUCTION DETAILS

6:00pm, Thursday
September 3rd, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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weathered horse stables and additional living quarters, offering versatility for a range of rural, equine or lifestyle pursuits.

Country: The property comprises level to gently undulating grazing country, providing productive land suited to horses, livestock or lifestyle farming. The versatile acreage offers scope for further pasture improvement and a variety of rural pursuits.

Water: Water is an abundance with one large concrete rainwater tank of approximately 15,000 gallons servicing the home, along with two additional 7,000-gallon tanks connected to the machinery shed. A dam provides a reliable stock water source, ensuring excellent water security for both domestic and rural use.

Agents remarks: An excellent opportunity to secure an affordable rural holding with solid infrastructure and genuine upside potential. Offering productive grazing country, reliable water, practical improvements and plenty of scope to add value, the property will appeal to renovators, lifestyle buyers, horse enthusiasts and those seeking a practical rural base close to Tamworth.

- Land Area 12.64 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2





