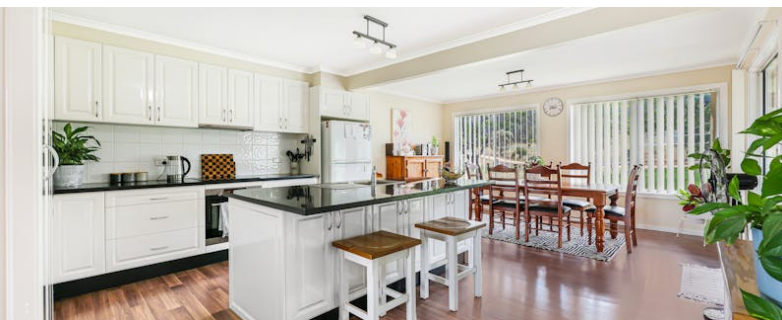




120 Mount Cobla Road, CURRABUBULA, NSW 2342

WELL PRESENTED SMALL ACREAGE

8.78 hectares, 21.70 acres

'Coblar Park' is a well located property situated at the end of a quiet no through road, only 3.5km from the quaint country village of Currabubula. The village itself is home to the famous Currabubula Pub, well regarded primary school, Arts Festival, country markets and pony club, a truly wonderful small community.

The property features 8.78 hectares or 21.7 acres of gently undulating, mostly arable land. The owners have in recent times sown a variety of pastures including oats and clovers. It is well fenced and watered, being fenced into 5 main paddocks, with a steel set of cattle yards (incorporating crush and loading ramp), and having exceptional water via stock and domestic bore, frontage to the permanent Currabubula Creek which has some excellent deep holes and two earth dams. Buyers can enjoy a wide array of bird life, in amongst picturesque natural landscapes.

The home itself is a well presented 3 bedroom home with office (or 4 bedrooms). The kitchen has been renovated and has 40mm stone bench tops, plenty of cupboard space, several living areas including dining, family and lounge, as well as front verandah and back deck. The views from the back deck are excellent, while the

TYPE: For Sale

INTERNET ID: L37610560

SALE DETAILS

\$900,000 - \$970,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

sunsets are absolutely stunning. The bedrooms and bathroom in the home are also well appointed. A wood fire and 2 x split system air conditioners provide year round climate control.

The ideal small acreage with a proven history of fattening quality cattle, but equally suited to an equine operation, or just some space away from the hustle and bustle of city living. An easy commute to Tamworth, the Southern outskirts, Liverpool Plains and The Hunter Valley.

A tidy small acreage with plenty of upside for the new owners, 'Coblar Park' presents buyers the opportunity to get into the acreage market at an affordable price, without compromising on quality of land, water or lifestyle. Genuine sale, with genuine offers considered. Please call Riley Gibson on 0417441688 for more information.

- Land Area 8.78 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1



