



1176 Nowendoc Road, NIANGALA, NSW 2354

PRODUCTIVE LIFESTYLE ESCAPE

110.71 hectares, 273.56 acres

Area: 110.71* hectares or 273.57* acres

Location: Well positioned in a highly regarded area situated 54km* from Walcha, 61km* from Tamworth and 245km* to Newcastle, Liftmont sits with captivating views overlooking the surrounding landscape.

Country: The property features a well-balanced mix of country, with approximately 60-70% comprising productive grazing land ranging from open to lightly timbered areas. Some sections have been improved with established cocksfoot, chicory, plantain and clover pastures, supporting strong feed availability and ongoing livestock production. The balance consists of attractive timbered areas of stringybark, blackbutt and messmate, providing shelter and. Rainfall is approx. 900-1000mm per annum + elevations is approx. 1175m ASL.

Home: Built in 2017, the property features a neatly presented three-bedroom home with built-in wardrobes, plus a dedicated built-in office space and a well-appointed three-way

TYPE: For Sale

INTERNET ID: L37657066

SALE DETAILS

[Expressions Of Interest](#)

CONTACT DETAILS

**Elders Real Estate
Tamworth**

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Riley Gibson
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bathroom. Designed for comfort and practicality, it includes 9-foot ceilings, a cosy fireplace and hydronic heating throughout. The open plan kitchen, dining and lounge area takes in beautiful views across the property's grazing country, complemented by large, double-glazed windows that enhance light, comfort and efficiency. A functional kitchen with walk-in pantry completes the home, ideal for everyday living and entertaining.

Improvements: Improvements on the property are practical and well maintained. There is a 12m x 8m garage/machinery storage shed, providing excellent secure storage for equipment and vehicles, as well as a separate 6m x 6m carport. The property is fenced into multiple paddocks, allowing for effective stock management and easy rotation.

The property also features a freestanding solar power system, including battery bank and generator, eliminating power costs. Mains power also runs through the property and future connection could be made.

Water: Water is a key feature of the property, with 1x 114,000 litre rainwater tanks servicing the home and improvements, collected from roof catchments across the infrastructure, with taps conveniently positioned around the sheds. The property also includes four dams, all with good surrounding grass cover, with some being spring-fed. In addition, a spring-fed creek runs through the holding, further enhancing the reliability of water supply for stock, with this creek still trickling now.

Remarks: A highly appealing lifestyle property in a temperate climate combining stunning views with productive grazing country, offering the best of both rural living and production land. Well maintained and ready for its next chapter with scope to further enhance if desired. Offered for genuine sale by motivated sellers. Inspections are highly recommended and can be arranged by contacting Riley Gibson on 0417 441 688.

- Land Area 110.71 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

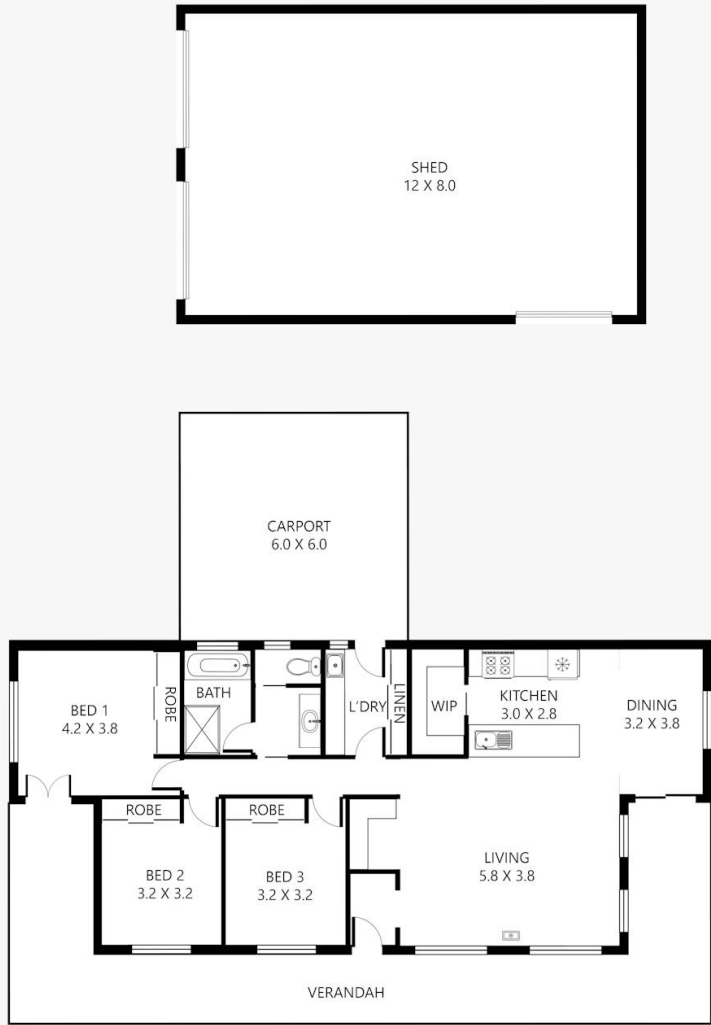
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Disclaimer: This plan is not to scale and is for illustrative purposes only. Measurements are approximate only. Placement of doors, windows and all other items are approximate. Elders gives no guarantee or warranty as to the accuracy or layout. Any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