



948 New Winton Road, TAMWORTH, NSW 2340

RURAL LIFESTYLE LIVING ON THE EDGE OF TOWN

32.37 hectares, 79.99 acres

Area: 32.37 ha or 80 acres

Location: situated in a sought after rural area just a short drive west of Tamworth, 'Apsaroke Lodge' enjoys sealed road access and a peaceful country setting. The surrounding district is well regarded for its productive farmland, lifestyle appeal and proximity to services, making this an ideal balance of rural living and convenience.

Home: the home is well presented and thoughtfully updated, offering comfortable family living with modern inclusions. Recent improvements include a new kitchen featuring an induction cooktop and new dishwasher. The home offers two separate living areas, providing flexibility for families or entertaining. The main bedroom includes built-in wardrobes, ensuite and air conditioning, while two additional bedrooms also feature built-ins and split system air conditioning. Bedroom four offers flexibility and would equally suit use as a home office. A double lock-up garage with concrete floors and double carport adds further practicality and appeal. Undoubtedly one of the highlights of Apsaroke Lodge is the full length verandah and entertainment area overlooking the in ground salt water pool and secure yard, with the added benefit of an insulated Trimdek

TYPE: Auction

INTERNET ID: L38872149

AUCTION DETAILS

6:00pm, Thursday March 5th, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
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roof, providing excellent sun protection and insulation.

Infrastructure: infrastructure across the property is well developed and well maintained. Improvements include good boundary and internal fencing, brand new sheep yards, a set of steel cattle yards with covered working area, a three-bay machinery shed and additional storage structures. The homestead precinct is securely fenced on three sides and supported by quality shedding and internal access.

Country: the country comprises level to gently undulating grazing and farming land with areas of White Box timber providing shade and shelter. The property is well balanced, offering productive paddocks suitable for both grazing and small scale production of permanent pastures and fodder crops, complemented by established shelter belts and excellent views across the surrounding countryside.

Water: water is a feature of the property, with seven dams providing reliable stock water. A bore equipped with an electric submersible pump further supports water security, pumping to a number of stock water troughs while water to the house is provided by way of 100 000L of rainwater storage pressure pumped to the home. The pool also has its own independent rainwater storage.

General Comments: This is a highly appealing rural property offering a comfortable, modernised home, quality livestock infrastructure and productive country. With excellent water, good fencing, updated living spaces and standout lifestyle features), the property is well suited to families, lifestyle buyers or those seeking a well-established rural holding close to Tamworth.

- Land Area 32.37 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

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| Bedrooms | 4 |
| Bathrooms | 2 |







