



123 New Winton Road, TAMWORTH, NSW 2340

RURAL OPPORTUNITY ON THE EDGE OF TOWN

40.00 hectares, 98.84 acres

Area: 40* hectares or 98.84* acres

Location: Positioned in a well-regarded area just 7.9km* west of the Tamworth CBD, the property offers a peaceful rural setting with the convenience of town services nearby. The property benefits from a tar-sealed driveway, providing easy and reliable all-weather access to the homestead.

Home: The home is a four-bedroom, two-bathroom weatherboard residence offering plenty of potential to update and add value. While there is scope for renovation, the home is comfortable and functional as is, making it suitable to move into straight away. Its practical layout provides a solid foundation for buyers looking to improve over time while enjoying the lifestyle from day one.

Infrastructure: Improvements include extensive shedding, ideal for machinery storage, workshop use or general farm needs, along with a two-bay garage providing secure vehicle storage. A large gravel hardstand area further enhances the property's usability,

TYPE: Auction

INTERNET ID: L39510844

AUCTION DETAILS

6:00pm, Thursday June 4th, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
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offering ample space for vehicles, equipment or future expansion. The property generally of stockproof standard with internal fencing allowing for further development.

Country: The property comprises level to gently undulating land, offering open grazing country suitable for livestock or small-scale agricultural pursuits, with scope for further pasture improvement

Water: Town water is connected and services both the house and stock troughs, providing a reliable supply additionally there is an earth dam capturing water from run off.

Remarks: An excellent opportunity to secure an affordable rural holding with solid infrastructure and genuine upside potential. With tar-sealed driveway access, substantial shedding, and plenty of scope to improve, the property will appeal to renovators, lifestyle buyers, or those seeking a practical rural base close to town.

- Land Area 40 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2





