



29 Echo Hills Road, WERRIS CREEK, NSW 2341

BEAUTIFUL HOME AND LIFESTYLE IN A CONVENIENT LOCATION

181.60 hectares, 448.73 acres

Area: 181.3* hectares or 448.01* acres

Location: 'Donedrovin' is ideally positioned just 2.5km* from the quaint township of Werris Creek, offering the perfect balance of rural lifestyle and township convenience. The property is located just 30 minutes (40km*) to the edge of Tamworth and 20 minutes (20km*) to Quirindi, providing excellent access to major regional centres and services. Buses at the end of the street provide access to schools in Werris Creek, Quirindi and Tamworth.

Homestead: The beautifully renovated four-bedroom home combines country charm with modern comfort, featuring 9-foot ceilings, polished timber floorboards and spacious bedrooms, all with built-in wardrobes. The main bedroom includes a private ensuite, while the open plan living and dining areas provide practical family living. Comfort is assured year-round with two woodfire heaters, evaporative cooling and ceiling fans throughout, while front and rear verandas further enhance the home's character and provide ideal spaces to relax and enjoy the surrounding outlook. Established gardens create a stunning setting around the home, with cottage-style hedging, garden beds

TYPE: For Sale

INTERNET ID: L39968469

SALE DETAILS

\$1,850,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**
247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

and an array of mature trees adding privacy and appeal, while an 8kVA solar system reduces power costs and adds to the property's efficiency.

Infrastructure: Agricultural improvements are extensive and well suited to livestock or equine pursuits, including a substantial 20m x 9m steel shed featuring a three-door lockable workshop and machinery shed along with a two-bay open section suitable for larger equipment. Additional infrastructure includes a lockable chemical shed, an older woolshed for hay storage and a set of steel cattle yards complete with crush and loading race. The property is divided into seven main paddocks with good quality fencing allowing for efficient stock movement across the holding.

Country: The country is generally undulation grazing land with a timbered mountain section in the north-eastern corner of the property. Approximately 20% of the holding is regarded as arable country, with selected areas having received an application of superphosphate in May 2023. The property offers a productive mix of open grazing country and sheltered timbered areas suitable for livestock or equine operations, with red and chocolate basalt soils ranging to steeper more heavily timbered country towards the Eastern boundary of the property.

Water: Water is a standout feature of "Donedrovin", with connection to town water supplying both the established gardens and a trough system running the length of the property. Additional water infrastructure includes approximately 75,000 litres of town and rainwater storage, seven dams and average annual rainfall of approximately 700mm (28 inches). There is also a bore at the property, currently unused.

Comments: A rare opportunity to secure a quality grazing + lifestyle property in a tightly held location with the convenience of town services close at hand, "Donedrovin" will appeal to a wide range of purchasers seeking productivity, comfort and lifestyle. Please contact Riley Gibson on 0417441688 or Douglas Manning on 0428370356 for further information or to arrange an inspection.

- Land Area 181.6 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

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|------------------|---|
| Bedrooms | 4 |
| Bathrooms | 3 |

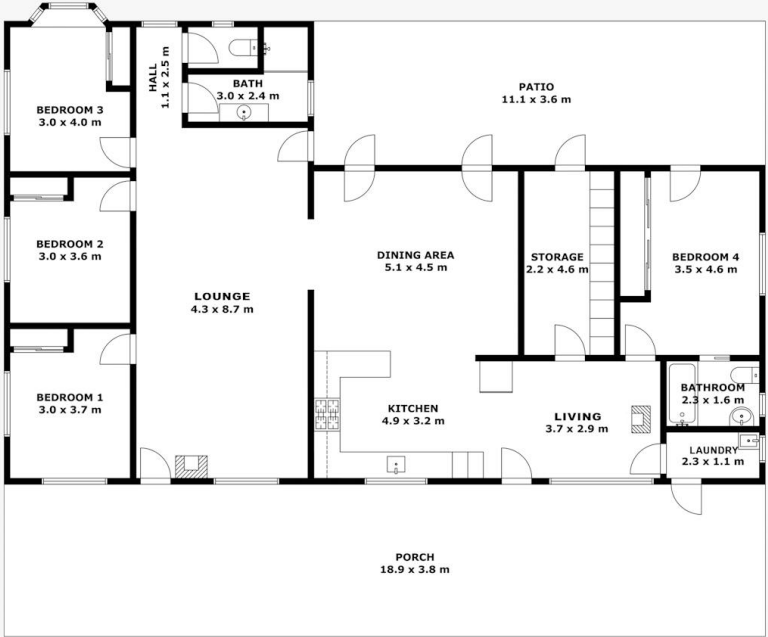
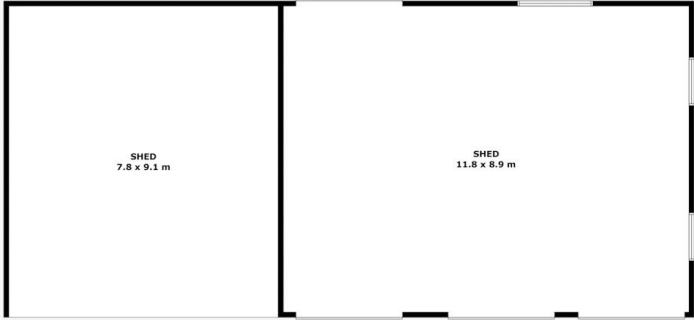








29 ECHO HILLS ROAD, WERRIS CREEK



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