



143 Tullamore Road, TAMWORTH, NSW 2340

'Hillgrove' - Lifestyle Acreage with Scale, Privacy, and Flexibility

2.21 hectares, 5.46 acres

Set across 5.5* acres of established grounds, this Tuscan-inspired residence delivers a level of maturity and lifestyle rarely offered to the market. Every element, from the tree-lined approach to the layered gardens, has been thoughtfully designed and shaped over the years

The home itself balances warmth and scale. Raked timber ceilings create an impressive open living area, anchored by a gourmet country kitchen and wood fire, forming a natural gathering point through every season.

Accommodation is generous and flexible, with three bedrooms all featuring ceiling fans, two upstairs office spaces/fourth bedroom and an additional upper-level area that could potentially be converted to an additional living space or bedroom in the future. The main bathroom features a shower and bath, with the large laundry conveniently positioned next door. The home is in a class of its own with all rooms featuring great views to the surrounding landscape.

TYPE: Auction

INTERNET ID: L40056023

AUCTION DETAILS

6:00pm, Thursday May 21st, 2026

CONTACT DETAILS

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

Riley Gibson
0417441688

Outdoors, the property truly separates itself, shifting from home to experience. The gardens are not just established, they have been curated over decades. This is the kind of setting people pay to visit, not just live in. Structured and supported by a genuine 2-meg irrigation licence with full sprinkler and drip systems means this property stays green, usable, and productive.

Entertaining here feels effortless. Verandahs, lawns, and garden spaces create multiple zones for hosting, with the scale to accommodate intimate gatherings or large events.

A substantial three-phase powered shed sits privately away from the home, offering commercial-grade functionality without impacting the residence.

In a market where many acreage properties promise lifestyle, Hillgrove delivers it with substance.

Key Features

- 5.5* acres (2.21*ha) in exclusive Loomberah location
- 3 bedrooms plus upstairs offices/4th bedroom option
- Expansive living with raked timber ceilings, air conditioning, and wood fire
- Gourmet country kitchen at the centre of the home
- Established gardens landscaped over 30 years
- 2-meg irrigation licence with full sprinkler and drip system
- Commercial-sized shed with three-phase power
- 10-car capacity with excellent access and separation
- Outdoor amenities ideal for entertaining or functions
- Council Rates \$356 Per Quarter (approx.)

Offered for genuine sale to facilitate retirement, their loss is your gain. Contact Tom Sattler on 0423 639 665 or Riley Gibson on 0417 441 688 for further information or to arrange your inspection.

- Land Area 2.21 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1





