



225 Echo Hills Road, DUNGOWAN, NSW 2340

Locality, Versatility & Well Improved

101.00 hectares, 249.57 acres

Introduction: Mt Erin, presents an exceptional opportunity to acquire a versatile property in one of the Tamworth region's most tightly held rural districts. Positioned in the picturesque Dungowan Valley, just 7km* from Dungowan Village and approximately 30km* from Tamworth, this impressive holding combines productive grazing country, outstanding horse infrastructure and beautifully renovated family living. Offering sweeping valley views, reliable rainfall and a peaceful rural setting, Mt Erin delivers the ideal balance of lifestyle, functionality and rural appeal.

Area: 101* hectares or 250* acres

Country: The property comprises a versatile mix of productive grazing land and gently undulating arable country, ideally suited to livestock, equine or lifestyle pursuits. Well positioned overlooking the valley, the land enjoys a highly regarded climate with dependable annual rainfall and excellent natural outlooks. Selected areas of the property have been sown to a mix of ryegrass, lucerne, chicory and phalaris, further reinforcing the property's strong fodder base and ongoing pasture development.

TYPE: Auction

INTERNET ID: L40843225

AUCTION DETAILS

6:00pm, Thursday July 16th, 2026

CONTACT DETAILS

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

Baden Chaffey
0488697416

Water: Water security is a standout feature, with a pressurised bore system positioned above the dam, allowing flexibility to pump from either the bore or dam as required. The property is further supported by dams, tanks and trough systems, ensuring reliable stock and domestic supply.

Home: The renovated family residence has been thoughtfully designed for comfortable modern living, featuring five spacious bedrooms with high ceilings and an abundance of natural light throughout. The home offers an open-plan kitchen and dining area, complemented by two separate living spaces that provide flexibility for both family living and entertaining. Year-round comfort is assured with open fireplace, combustion heating and split-system air conditioning, while the home's elevated positioning captures sweeping rural views across the valley.

Infrastructure: Extensive equine infrastructure is a standout feature of the property and includes a large 24m x 31m indoor arena and 30m x 30m outdoor arena, both established with deep sand surfaces ideally suited to a wide range of equine pursuits. Additional equine facilities include an indoor 14.5m round yard, an 8-stable barn complex complete with secure tack room, and twelve holding yards positioned behind the arenas, with eight of these featuring shelters, providing excellent functionality for horse management and day-to-day operations.

Further infrastructure across the property includes hay, machinery and storage sheds, along with practical cattle and sheep yards, ensuring the property is well equipped for a range of agricultural enterprises along with 4.5kW solar power system.

Remarks: A rare opportunity to secure a beautifully improved rural holding offering equine infrastructure, productive country and outstanding family lifestyle appeal in a blue-ribbon Dungowan Valley location. With quality improvements already in place and easy access to both Dungowan Village and Tamworth, Mt Erin represents a highly versatile rural asset with genuine long-term appeal. For more information contact the marketing agents Baden Chaffey on 0488 697 416 or Riley Gibson on 0417 441 688.

- Land Area 101 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

Bedrooms	5
Bathrooms	3





