



980 Monteray Rd, Loomberah



SCALE, PRODUCTION & LIFESTYLE

Area: 121.4 hectares or 300 acres approx.

Location: Valleyview is located 32 km South East of the major regional centre of Tamworth NSW in the popular Loomberah district. Buses are available at the front gate for access to both primary and secondary schooling. Tamworth is renowned for its quality medical and educational services as well as being a major centre for recreational pursuits.

Country: the property comprises a good mix of cultivation and grazing country rising to some hilly timbered areas. Currently approx. 20 hectares / 50 acres sown to oats. The property has benefitted from an extensive improvement program over recent years in terms of vegetation control, fencing and water improvements.

Home: arguably a key feature on Valleyview, the home features commanding views from the outdoor entertainment area, 4 or 5 large bedrooms (main with en suite and WIR), separate office or study area, multiple living spaces with an open plan kitchen/dining/family area. This overlooks the outdoor entertainment area capturing some exceptional views of the valley below. Heating and cooling is provided by ducted reverse cycle A/C, wood fire, fans and gas points.

Improvements: complimenting the home is an all steel 4 bay machinery shed, second steel machinery shed with power and water connected, steel cattle yards with loading ramp and crush serviced by a laneway system and double lock up garage at the house.

Water: water is extremely secure with the water security underpinned by a network of five main dams, stock and domestic bore equipped with solar pump currently pumping to a header tank, second unequipped bore as well as significant rainwater storage off both the shed and home.

Fencing: fencing is of an extremely high standard throughout the property with fenced into 4 main paddocks plus the area surrounding the home and machinery shed. A good majority of the fencing is new with the balance in good repair. Fencing is generally barbed, plain and

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Price \$1,890,000
Property Type residential
Property ID 28

AGENT DETAILS

Phillip Hetherington - 0428 680 028

OFFICE DETAILS

Tamworth
 Shop 6, 19 Wallamore Road, Tamworth,
 NSW 2340 Tamworth NSW 2340
 Australia
 0267662901

GARVIN & COUSENS

hinge joint.

Comments: a very tidy, well balanced property, offering exceptional components of production and lifestyle offered by genuine sale. Valleyview will be sold by public auction Thursday 4 August 2022 with offers prior to auction welcomed and encouraged.

Inspections: inspections will be held by appointment with exclusive marketing agents Garvin and Cousens (Phillip Hetherington 0428680028) and Ray White Rural (Riley Gibson 0417441688).

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.