







SPRINGVALE TAMWORTH

PREMIUM EQUINE BREEDING, SPELLING & TRAINING ESTABLISHMENT

Area & Tenure:

39 Hectares (96 Acres) Freehold

Tamworth City Council

Situated approx. 13 km from Tamworth CBD via Nemingha

Description:

Level mostly arable country with fertile Peel River flats gently rising to the front of the property where the infrastructure is positioned.

The property has two irrigation sources. The Peel River with a 30ML entitlement and a Well with a 146 ML entitlement. The river flats have an extensive hydrant underground mains system.

The property fronts the Peel River as well as being crossed by the Piallamore Anabranch. There are 6 x 22500lt & 1 x 15000lt rainwater storage tanks (150,000 litres) collected from nearby sheds and the homestead.

Rainfall 28 inch area average.

Elaborate equine holding and working paddocks as well as river flat paddocks.

Improvements:

Tastefully renovated homestead offering two separate generous sized living areas. Additional approved spacious office area with adjoining carports for five vehicles.

- Fully enclosed sand arena & service area with separate Tack & Feed rooms each with lofts (22.5m x 27m)

39.00ha

Price	SOLD
Property Type	Residential
Property ID	20
Land Area	39.00 ha

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

- 8 Stables with day yards (3.5m x 3.5m)

- Outdoor arena with floodlighting

- Stallion Run

- Foaling paddocks

- Cattle yards

- 2 x Hay/Machinery sheds (12m x 16.7m 3 bay & 5m x 16.6m 3 bay)

Remarks:

It's not often that a property of this quality presents itself. When you visit Your bound to be impressed by the high standard of the homestead and accompanying improvements making 'Springvale' the premium equine complex that it is. Its prime location and fertile Peel River flats make it a desirable choice for many purchasers. Take advantage of this opportunity to acquire 'Springvale' and arrange an inspection today.

Features:

- Premium equine breeding, spelling & training establishment

- First class improvements

- Excellent water with irrigation to compliment

- Well located to Tamworth City and the Australian Equine and Livestock Events Centre

- Tastefully renovated homestead and adjoining buildings

- Genuine sellers with owners relocating

Inspection days strictly by appointment (Saturday Feb 22nd, 7th March & 14th March)

Sydney - Schute Bell Badgery Lumby

Cameron McIvor Mob: 0429 900 118

Michael Wright Mob: 0419 826 301

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.