

Sold



293 Meadows Lane, Tamworth



## RETIREMENT DICTATES

**SITUATION:** Located only 14km from the centre of Tamworth and just 5 minutes from AELEC gives you the opportunity to live on the doorstep of a large regional city, in a peaceful rural setting. Mail 3 times per week and school bus to all Tamworth schools at the end of the lane.

**AREA:** 72.22ha (Approx 178.45ac)

**COUNTRY:** A good mix of red and brown basalt soils on this property which is slightly sloping and all fully contoured. Most of the property can be farmed with approx. 8ha sown to tropicals. A further 8ha is under cultivation for oats. The balance of the property is mainly natural pastures with some paddocks showing old stands of lucerne

**CARRYING CAPACITY:** Over the years they have run 60 plus steers in a trading operation.

**WATERED:** The property is well watered with 6 dams that were cleaned out in the last few years. Also there are 2 equipped bores with submersible pumps, pumping to a 20,000 gal & 5,000gal tank which the services 8 troughs, and the house yard. The home has 3 x 5,000gal rainwater tanks for household use.

**RAINFALL:** 26-inch area average

**FENCING:** The property is well subdivided into 11 paddocks of conventional fencing of ringlock, plain ad barb plus a hotwire. The boundary is the same with an electric hotwire as well.

**IMPROVEMENTS:** Neat 4br brick & tile home set in an established garden. It is situated at the top of the property overlooking the valley. Shedding includes 3 bay lockable mach shed, 3 stables & tack room, mach shed with skillion, plus 1 chook shed and 2 pig sheds with power connected currently used for storage.

 4  1  2  72.22 ha

<b>Price</b>	SOLD for \$1,700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30
<b>Land Area</b>	72.22 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**

REMARKS: This quality small property in a first-class location, is up for genuine sale.  
Current owners have been here for over 40 years and have decided to make the move.  
Great opportunity to purchase a quality small holding so close to Tamworth.

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.