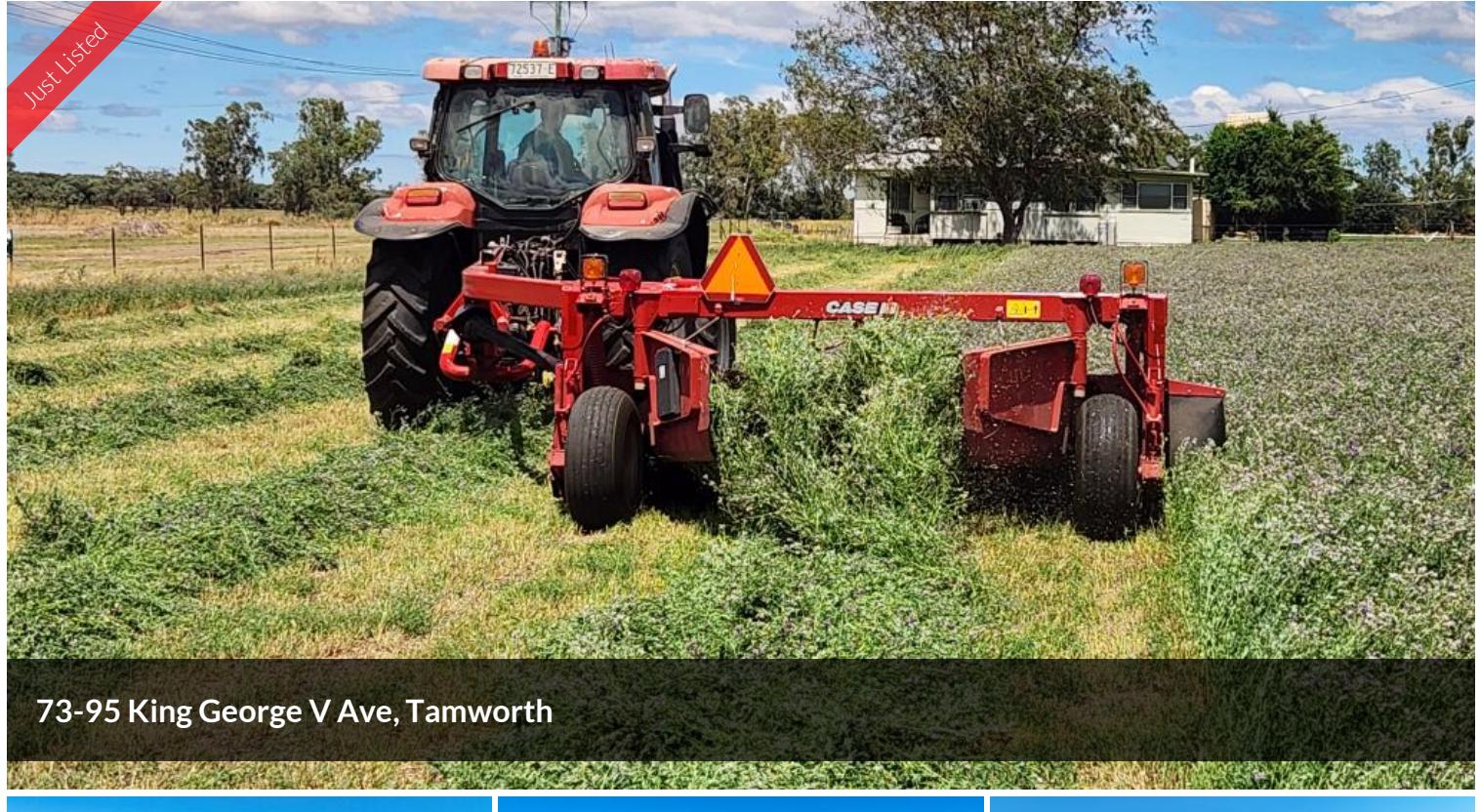


Just Listed



73-95 King George V Ave, Tamworth



BALLYMORE

Ideally positioned within the Tamworth town boundary and just minutes from the CBD, Ballymore offers an exceptional combination of productivity, convenience, and lifestyle appeal.

Set on **17.42 hectares (approx. 43 acres)** of highly fertile **Peel River alluvial flats**, the property has been operated as an intensive lucerne enterprise. Approximately **12.6 hectares** are currently under irrigated lucerne, with a further **3.3 hectares** available for rotation or future development. The deep black soils are renowned for their reliability and high production.

The property is well watered with a **102 ML groundwater allocation**, serviced by **two modern well stations** featuring electric pumps, concrete liners and recent upgrades (2023). Comprehensive irrigation infrastructure includes underground mains throughout the property, side-roll systems, and hand-shift irrigation equipment.

Improvements are extensive and include a **five-bay steel and Colorbond hay shed** with power and lighting, a **three-stable complex** with tack and feed room, wash bay, and separate equipped well, plus an additional machinery shed. Horse paddocks around the stables are fully electrified.

A centrally located **two-bedroom residence** (circa 1950s) enjoys a private setting with established lawns and trees and features reverse-cycle air conditioning and an open fireplace. The home is currently leased at **\$420 per week**.

With an average annual rainfall of approximately **26 inches**, modern irrigation systems, and proximity to Tamworth's services, Ballymore presents a rare opportunity for a **productive agricultural investment or premium rural lifestyle property**. The property is currently share-farmed, with the option to continue the existing arrangement.

For sale by Expressions of Interest.

2 2 1 17.42 ha

Price

EOI

Property Type

Residential

Property ID

46

Land Area

17.42 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

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.