

73-95 King George V Ave, Tamworth







BALLYMORE

2 2 1 17.42ha

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 **16.124 hectares** are currently under irrigated lucerne. 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.

Price	1875000
Property Type	Residential
Property ID	46
Land Area	17.42 ha

AGENT DETAILS

Phillip Hetherington - 0428 680 028

OFFICE DETAILS

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GARVIN & COUSENS

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