

Just Listed



1675 New England Highway, Kootingal



## BOXHILL KOOTINGAL

Set on 187.9 hectares (464 acres), Box Hill offers a quality rural holding just 18km north-east of Tamworth via the New England Highway, directly opposite the township of Kootingal. The property features a mix of sloping cultivation country and gently rising timbered steeper country, with approximately 115 hectares previously cultivated and contoured.

Well-watered by a solar-equipped bore, multiple dams, and Sandy Creek frontage, the property currently supports around 40 cows and calves, with scope to increase carrying capacity through pasture improvement. Subdivided into 15 main paddocks with a functional laneway system, it is well set up for efficient livestock management.

Improvements include a three-bedroom cottage under renovation, extensive shedding, cattle yards, a woolshed, and grain storage.

With excellent highway exposure and strong infrastructure, Boxhill presents a fantastic opportunity to secure a versatile grazing property in a highly sought-after location, with further potential to enhance and develop into a standout rural asset right on the doorstep of Tamworth.

 3  1  187.90ha

<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	47
<b>Land Area</b>	187.90 ha

### AGENT DETAILS

Phillip Hetherington - 0428 680 028

### OFFICE DETAILS

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**GARVIN & COUSENS**

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