

Just Listed



634 Loomberah Road, Loomberah



## LOOMBERAH PARK

Perfectly positioned just 18 kilometres south-east of the Tamworth CBD in the highly regarded Loomberah district, "Loomberah Park" presents a rare opportunity to secure a premium 198.4-hectare (490.2-acre) grazing and cropping enterprise in one of the region's most tightly held rural locations.

Combining exceptional convenience with outstanding agricultural productivity, the property boasts an impressive array of first-class improvements, including a spacious four-bedroom country homestead, a fully self-contained two-bedroom granny flat, quality machinery and fodder shedding with stables, and an outstanding covered steel cattle yard complex complete with veterinary crush, wash bay and loading facilities.

The property's gently undulating country and productive alluvial creek flats have been meticulously developed for efficient livestock production, supported by highly fertile soils, an established pasture improvement program, excellent fencing with a full laneway system, and an outstanding water infrastructure incorporating a reliable bore reticulation system, numerous dams and extensive frontage to Reedy Creek.

Offering the ideal balance of location, quality infrastructure and proven productivity, "Loomberah Park" is an exceptional rural holding suited to commercial grazing, cropping or stud operations, all within minutes of Tamworth's extensive services, schools, saleyards and the Australian Equine and Livestock Events Centre (AELEC).

🛏 4 🏠 2 📏 198.40ha

<b>Price</b>	\$6,500,000
<b>Property Type</b>	Residential
<b>Property ID</b>	49
<b>Land Area</b>	198.40 ha

### AGENT DETAILS

Phillip Hetherington - 0428 680 028

### OFFICE DETAILS

Tamworth  
Shop 6, 19 Wallamore Road, Tamworth,  
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Australia  
0267662901

**GARVIN & COUSENS**

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