

13729 New England Highway, Tamworth, NSW 2340

Livestock For Sale

Saturday, 18 November 2023

13729 New England Highway, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 81 m2

Type: Livestock



George Barton
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Daniel McCulloch
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\$2,600,000

LAWD is pleased to present Alpha (the Property), comprising 81* hectares (200* acres), a well-known small acreage property on the southern edge of the regional centre of Tamworth. Located in the blue-ribbon area of Timbumburi supporting spectacular views of the city lights to the north and the famous Nundle hill to the south.

ACCOMMODATION Showcasing some of the region's premier grazing country and of a night the Tamworth city lights, this perfectly positioned north-facing homestead offers an impressive portrayal of craftsmanship and custom design, built to last a lifetime. The home boasts a modern interior style that feels both sophisticated and comfortable, with the owners opting for quality fixtures and fittings, and clever design features throughout. As you enter the home you are instantly in awe of the scale and spaciousness of the impressive floorplan and layout the home has on offer. At its heart lies an open-plan kitchen, lounge, and dining space, designed to take full advantage of the breathtaking views and natural light. The kitchen features all the luxurious items you would desire to entertain a large family with a huge island bench as the centrepiece of the space as well as soft closing drawers, stone benchtops a large walk-in pantry and a designated washing area that includes the sink and dishwasher set to the side of the entertaining and meal prep areas. You will wake each day to stunning mountain views from the home's master bedroom with a walk-through wardrobe and luxurious ensuite featuring a stone top double vanity, a large shower with rain shower head and beautifully selected floor-to-ceiling tiles. The home's remaining three bedrooms all feature cleverly designed extra deep wardrobes perfect to hide away the additional items that come with children's sports and activities. The home's generous layout and floorplan also include loads of storage, several additional living spaces such as an office, media/games room and additional family room, offering an easy conversion into additional bedrooms for larger families or guests. As you step outside, the native landscape gardens and fine-leaf buffalo lawn add to the scenic view that this home provides. The saltwater pool and huge undercover patio area with a beautiful cathedral ceiling are perfect outdoor entertainment spaces and add to the home's luxurious aesthetic and appeal. Delivering both luxury and lifestyle in one of the region's most desirable positions and within 10* minutes of the city limits, this property truly offers it all. - Master built GJ Gardner February 2012*-

Wide hallways and entrance nine* foot ceilings- Tiled floors - Reverse-cycle ducted and zoned air-conditioning - Pulse kitchen and bathroom cabinets- Solar 7.5kw*, Gas hot water and enviro cycle septic- Loads of storage including two Trippel linen cupboards in the hallway- Large three-way main bathroom with double lined walls for shower- Double garage with additional storage room- Three, 22,000* litre rainwater tanks at the house and additional 22,000* litres at the shed- Bore water supplies the yard with rainwater supplying the house

GRAZING ENTERPRISE Currently running 25* cows and calves and trading 40* weaners on 180* day rotation. TOPOGRAPHY AND SOILS Soil types across the Property comprise predominantly brown to red basalt soils. The Property ranges in topography from flat to slightly undulating grazing. Alpha ranges in elevation from 476* metres Above Mean Sea Level (AMSL) along the New England Highway to 501* AMSL along the western boundary. WATER The Property is securely watered from a number of sources, including a total of six* dams. An electric bore that supplies a head tank equating to 5,000* litres which then reticulates to five* troughs. WORKING IMPROVEMENTS- Steel cattle yards (40* head capacity)- Three-bay workshop/machinery shed SALE PROCESS Alpha is for sale by Private Treaty. A detailed information memorandum is available on request. Inspections by appointment only. For full details contact the below personnel.*approximately