

14 Heiligmans Lane, Tamworth, NSW 2340



Lifestyle For Sale

Thursday, 28 March 2024

14 Heiligmans Lane, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 10 m2

Type: Lifestyle



Riley Gibson
0417441688

Auction

AREA: 10.12 hectares or 25.0 acres **SITUATION:** Waraloo Is situated in a great position only eight kilometres from the CBD of Tamworth New South Wales. There are tar roads from the centre of town to the front gate, and Tamworth is enjoying a reputation as a thriving regional centre well regarded for its educational, medical and recreational facilities. The Tamworth Airport is only 8km away allowing an easy commute to metropolitan areas, with daily flights to Brisbane and Sydney. **HOME & GRANNY FLAT:** Set in magnificent, well established surrounds the homestead at Waraloo is a feature of the property. It offers four large bedrooms, the main with en suite and walk in robe. The open plan living and dining area is spacious with the kitchen enjoying a great view over the back yard which is an ideal place for the growing family. Heating and cooling is provided by evaporative cooling, wood fire and split system air conditioning, with large mature shade trees and an abundance of water giving the homestead area a lush park-like feel. The granny flat is fully self contained, offering 2 large bedrooms, kitchen, lounge/dining and full bathroom. It is detached from the main residence and is the perfect space for teenagers, extended family or renting out for extra income. The home has a rental appraisal of \$700-\$800 per week and the granny flat at \$350-\$375 presenting a legitimate option for investors or those wishing to supplement the mortgage with the extra income. **COUNTRY:** The country at Waraloo is exceptional and features red and chocolate soils ideal for small scale grazing and fodder cropping. The property would be ideal for horses, cattle and sheep, and the owners have run all three at some point in the past. **WATER:** Extremely well watered, Waraloo features a stock and domestic bore supplying water via electric pump to all outside watering points, including stock water troughs and domestic garden taps. House water is furnished by 3 x 5000 gallon rainwater tanks. In addition to the house and stock and domestic water, Waraloo will be sold with a 20 megalitre Peel Fractured Rock irrigation license being serviced by bore equipped with petrol pump. Purchasers will have the ability to produce small scale fodder crops and livestock feed, with the abundance of water said to be exceptional. **FENCING AND INFRASTRUCTURE:** The fencing and infrastructure is all of a high standard with most fences new or in very good order. The machinery shed is outstanding, featuring all steel construction and power and concrete floor. A basic set of cattle yards with crush is also included. **REMARKS:** A very tidy, well presented small acreage offering quality improvements. Close to town, great home and granny flat, exceptional water, tar roads and school bus at the front gate morning and afternoon - it ticks all the boxes. Offered for genuine sale, please call Riley Gibson on 0417441688 for more information or to arrange an inspection.