

14409 New England Highway, Tamworth, NSW 2340 **RayWhite**

Lifestyle For Sale

Friday, 2 February 2024

14409 New England Highway, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 53 m2

Type: Lifestyle



Riley Gibson
0417441688

Auction

CRESLEA AREA: 53.31 hectares or 131.73 acres **SITUATION:** Creslea is located in one of the region's most outstanding locations only 11km from the C.B.D. Its position on the New England Highway only five minutes from the AELEC makes it the ideal location for equine enthusiasts, lifestyle purchasers and those looking for some space and fresh air while being only minutes to town. The views over the Goonoo Goonoo Creek valley are superb and you can see the lights of Tamworth at dusk, distinguishing Creslea as a truly exceptional place to call home. **HOME:** Built to capture the exceptional views and natural light to the North, the home on Creslea features four large bedrooms, the main offering an en suite, two other bathrooms including a separate guest wing of the home. Multiple living areas are a feature including the expansive open plan living off the fully renovated kitchen area, complete with ducted reverse cycle air conditioning and two wood fires, 40mm stone bench tops with walk in pantry and dishwasher. The kitchen area overlooks the in ground salt water pool while the home has an attached double garage with internal access for extra convenience. There is also the added bonus of a 8.2KW Fronius Solar Unit to offset power. **COUNTRY:** A good balance of country ranging from level and gently sloping arable areas and one paddock of undulating grazing country. Approx. 40 ha or 100 acres would be arable, and the vendors have improved pastures to consist of lucerne, tropical grasses and clovers, with several applications of super and chicken litter having been applied in recent years. The country is suited to both fodder cropping and improved permanent pastures. **WATER:** Water infrastructure is uncomplicated and in good order. A bore is located at the front of the property equipped with a new Solar pump (installed 2021) and pumps to a header tank. From there water is gravity fed to concrete troughs in each paddock as well as taps around the home. The home itself and the pool is serviced by 38 000 gallons of rainwater storage. Overall the water system is in very good order. **EQUINE FACILITIES:** A key feature of Creslea are the equine facilities, befitting of a property so close to the AELEC. Suitable either for hobbyists or the professional, the equine infrastructure includes a 9 stall stable complex with concrete breezeway, mare and foal crush and tack room area, round yard, 8 horse electric walker, several larger day yards, unloading ramp and a custom built sand arena and cut out yard with laser levelled professional surface. The arena measures approx. 45m x 43m or 150ft x 115ft. Attached to the arena complex is a set of steel cattle yards with loading ramp and crush. **FENCING AND INFRASTRUCTURE:** Fencing is in good order with approx. 10 main paddocks, all with electric fencing. Working improvements are extensive and include a 20m x 10m steel frame shed (3 bay with one concrete), a 24m x 9m steel framed hay/machinery shed and a 40 tonne silo. **REMARKS:** Arguably one of the best locations for properties of this calibre and size, Creslea has had all the work done and is presented in outstanding order. A terrific equine and lifestyle property, located just minutes from everything. This is your chance, being sold to facilitate a move, offers prior to auction are welcomed and encouraged. Call Riley Gibson on 0417441688 to arrange your inspection.