

1516 Oxley Highway, Tamworth, NSW 2340



Lifestyle For Sale

Tuesday, 19 December 2023

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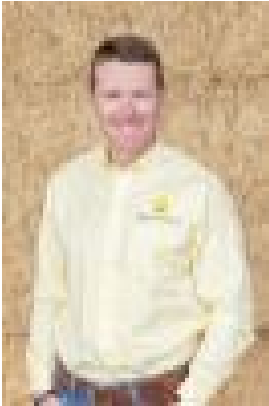
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4 m2

Type: Lifestyle



Riley Gibson
0417441688

Contact Agent

AREA: 4.00 hectares or 10.0 acres located in well established surrounds with mature gardens and lovely well grown shade trees. SITUATION: Winmore Park is located just 13km North West of the thriving regional centre of Tamworth NSW. The property enjoys sealed road access on the Oxley Highway, and is positioned in a very convenient location close to everything Tamworth and surrounds has to offer. HOME: The spacious family friendly home features 4 bedrooms, three of those with built ins and the main offering a spacious en suite as well as parents retreat. Living areas are spacious internally, with separate dining, living and family areas, as well as a front verandah and raised back deck overlooking the inviting pool area. Entertainment options are endless, in addition to the pool and deck is a large fenced tennis court area. For relatives and guests, there is a separate studio accommodation made of cedar logs creating a classic rustic feel, which would also make an outstanding home office. EQUINE IMPROVEMENTS: Having previously been developed as a quality thoroughbred operation, Winmore Park is well equipped and could be best described as a true quality horse property. With ten horse paddocks each with shelters and water, a dedicated wash bay and tack and feed area, 8 horse electric undercover walker and a 60m x 50m arena, Winmore Park has all you need to cater for equine athletes of any discipline. WATER: Water is furnished by stock and domestic bore pumping to a header tank and gravity fed to taps and troughs throughout the property. Each paddock has its own water. House water is furnished by rainwater harvested and pressure pumped to the home. The water system is very good. REMARKS: An extremely tidy small acreage, well developed for equine pursuits, providing the opportunity for professionals and hobbyists alike. Conveniently located, realistic price expectations and a genuine desire to sell. Call Riley Gibson on 0417441688 or Baden Chaffey to arrange an inspection.