

20 Impala Estate Road, Warral, NSW 2340



Other For Sale

Saturday, 13 April 2024

20 Impala Estate Road, Warral, NSW 2340

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 9 m2

Type: Other



Simon Burke
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AUCTION | 25th May 2024

Situated only 6km's South from the edge of the city of Tamworth NSW. Topography: 9.3 Hectares / 24.5 Acres of gently undulating natural pastures. Improvements: A large spacious 3 bedroom recently renovated home with an office that could become a fourth bedroom. The property offers sweeping views across the Tamworth valley and is located in a very sought after area. Recent renovations on this brick and tile home include new carpets, flooring, polished floorboards and a stylish interior paint scheme to compliment the natural light throughout this home. 2 of the bedrooms have built-ins and there is plenty of storage throughout the home. A screened in front veranda runs off the kitchen and living areas ideally suited to entertaining with an undercover BBQ area. 2 bathrooms and a large separate laundry with an attached double carport. A charming Warmglo fan forced wood fire heater and reverse cycle split systems throughout the home along with gas outlets. Eco smart solar hot water system in place. The home is surrounded by a well-established garden and is set well back off the road behind a tree lined driveway. The house yard is fully enclosed and there is a chook pen and an enclosed dog kennel. The block itself has an extensive number of well-established large trees which add to the ambience of rural living. A very impressive insulated 7.5M x 14.5M machinery shed and workshop with shelving, a mezzanine level, power and water. This building is adjacent to the home. The property has a CMS solar system in place. There is a set of steel cattle yards with crush and loading race and a double bay horse stable with tack room. Small hayshed and combined machinery shed. The property is well fenced into 5 paddocks ideally set up for equine or livestock pursuits. Water: The property has its own bore and plenty of rainwater storage with approximately 30,000 Gal and a 5000 Gal bore water storage tank. There is a trough system in place and a dam. Agents Note: Properties of this size are very hard to come by in the Tamworth district. The property is for genuine sale by the way of an onsite Auction, 11am Saturday 25th May 2024. Inspections are highly recommended and by appointment only. Contact the selling agent for further details.