

323 Duri-Wallamore Road, Tamworth, NSW 2340



Lifestyle For Sale

Friday, 2 February 2024

323 Duri-Wallamore Road, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 10 m2

Type: Lifestyle



Riley Gibson

0417441688

Auction

Welcome to 323 Duri-Wallamore Road, a rare opportunity to purchase a quality small acreage, just on the edge of town, with the ability to value add and pick up gains in capital value. Located just off New Winton Road only just 11km from the C.B.D., it is an ideal position on the edge of Tamworth. Features of the property start with the land size being 10.61 hectares or 26.2 acres and it includes a spacious 4 bedroom brick and tile home with two living areas and separate dining off the kitchen, split system wall mounted air conditioning. Car accommodation and shedding infrastructure is ample - attached to the home is a double garage with second toilet, with a good quality machinery/workshed measuring approx. 12m x 14m and another smaller former shearing shed being 6m x 10m. Water to the property is supplied by way of stock and domestic bore with electric pump which services the external taps on the property, while the house is supplied by a rainwater tank pressure pumped inside. There is also another rainwater tank off the main shed. The land itself is good quality, approx. 80% arable with a good selection of shade trees. The property would be well suited to small scale grazing as well as a transformation into an equine facility. Key points include:- 10.61 hectares or 26.2 acres- Four bedroom one bathroom brick home - Two living areas, spacious bedrooms - Quality shed with machinery and workshop area - Level land approx. 80% arable with good selection of shade trees - Only 11km from Tamworth C.B.D. off New Winton Road

Sale Details: Auction Thursday 7 March 2023 at 6:00PM Tamworth Town Hall
Inspections: Saturday mornings via open homes, Wednesday afternoons by appointment
Contact Riley Gibson on 0417441688 or Baden Chaffey on 0488697416