

360 Warral Road, Tamworth, NSW 2340



Lifestyle For Sale

Tuesday, 28 November 2023

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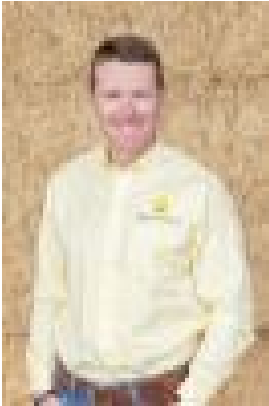
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 41 m2

Type: Lifestyle



Riley Gibson

0417441688

Auction

'INGLEBY' WARRAL ROAD TAMWORTH AREA: 41.17 ha or 101.7 acres SITUATION: Ingleby enjoys a quality location being just 7km from the Tamworth C.B. D. on the bank of Timbumburi Creek. The location provides easy access to the city, AELEC, livestock markets and the quality educational and medical facilities the region has to offer. The property has bitumen road frontage and is well regarded for being close to town but with a quality rural outlook. COUNTRY: Predominantly soft alluvial loam soils, Ingleby has in the past produced quality fodder crops including lucerne, forage sorghum and oats. At present there are two small paddocks of lucerne and one of recently sown millet with the balance being native grasses. The productive soils lend the property to a wide range of grazing and small scale fodder cropping. The land itself is level to gently undulating with approx. 85% being arable. WATER: A key feature, water availability is outstanding, with Ingleby enjoying double frontage to Timbumburi Creek, a quality bore equipped with electric submersible pump providing stock and garden water, as well as an 18 meg irrigation licence (Timbumburi Creek Upper Peel Tributaries). Harvested rainwater supplies the home. HOME: A comfortable, well renovated home, it offers a quality kitchen with great views across the property, open plan living and dining area, three bedrooms each with their own office area, as well as modern bathroom and laundry. Externally a nice timber deck is well placed to enjoy pretty sunsets and unwind over a cool drink. Heating and cooling is provided by way of split system air conditioning and wood fire. Full garbage collection is an added bonus. IMPROVEMENTS: In addition to the above, other infrastructure includes a steel shed and stable complex, three large day yards, round yard and arena, steel cattle yards, two large hay and/or machinery sheds and an older set of timber cattle yards with loading ramp. The property is well improved to cater for livestock (cattle and horses) and hay and fodder storage. PRICE GUIDE: \$1 250 000 +REMARKS: A productive holding with quality water and soils, Ingleby has been listed for sale with very clear instructions - it must be sold. very realistic price expectations with a result required on the day or prior. All genuine interest is welcomed, please contact us today to book an inspection.