

366 Kelsos Lane, Tamworth, NSW 2340



Lifestyle For Sale

Wednesday, 17 January 2024

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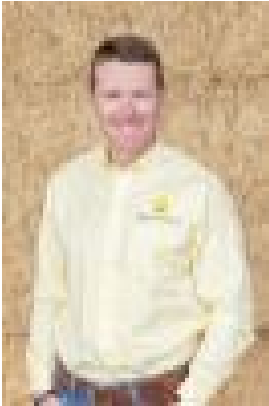
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Lifestyle



Riley Gibson

0417441688

Auction

AREA: 40.1 hectares or 99.1 acres **SITUATION:** An excellent location, 366 Kelsos Lane is positioned only 16km south-west of Tamworth in the well regarded Warral-Bithramere district. The property boasts good access being only a short drive to the Werris Creek Road and approximately 10 minutes from the world renowned AELEC facility. **HOME:** The home is a well-built, professionally designed property, completed in 2024, offering four large bedrooms, all with built-in robes and the master having an ensuite and walk-in robe. The property has been designed with efficiency in mind, featuring a reverse thermal mass construction, vaulted ceilings and an incredible amount of natural light flowing through the living areas. A key feature of the home is its open plan design with minimal wasted space, clean lines and an ultra-modern feel. A slow combustion wood fire warms the home in winter, whilst split system air conditioning provides comfort all year round. Large, covered areas on the northern and southern sides of the home provide year-round options for entertaining, with views to sunrises over Tamworth and sunsets over the Melville Range. **COUNTRY:** A virtually level, gently sloping parcel of land that would suit a wide variety of pursuits. Currently set up as a quality equine facility, the soils are red basalt and clay based soils with 90% of the property arable. Current pastures include lucerne (25 acres) and native grasses, and the land would suit small scale fodder cropping as well as improved permanent pastures. The area is well suited to tropical grasses, lucerne and most cereal types. **WATER:** The property is well watered, with significant investment into the water infrastructure in recent times. Stock and domestic water is supplied by way of a bore with Grundfos Solar Pump (installed 2020) pumping to header tank (10 000L) and reticulating to concrete water troughs in each paddock. Fresh water is harvested into 240 000L of storage in three tanks which are all linked and supply the home. Overall, the water system and infrastructure is very good. **EQUINE FACILITIES:** 366 Kelsos Lane is home to a quality stable complex featuring 10 stables with concrete drive-through breezeway design. Contained within the stable complex is a tack and feed room, as well as wash bay, and basic workers' amenities (toilet and shower). Each stable has a large day yard and the shed is insulated throughout. A tie-up and wash bay area is positioned on the northern end of the shed and features hot and cold water facilities. There are two electrified stallion paddocks at the entrance to the property and all fencing has been constructed with horses in mind. The property is well on its way to being a truly first class equine property. Add an arena, and you have it all. **FENCING:** 366 Kelsos Lane is very well fenced and has been developed into a quality equine property. There are 9 main paddocks ranging in size from just under one hectare through to almost 13 hectares (32 acres). The fencing is mostly new (constructed in last few years) with permanent electric and cattle rail end assemblies. **REMARKS:** A quality piece of land with good improvements and infrastructure. The sale of 366 Kelsos Lane presents the ideal opportunity to capitalise on a great location, extremely good infrastructure and the ability to add capital value with further development. Offered for genuine sale, all interested parties are welcome to inspect. Call Riley Gibson on 0417 441 688 to arrange an inspection. Note: Artist's impression of landscaping surrounding the home on photo number 2.