

# 4531 New England Highway, Bendemeer, NSW 2355

## Livestock For Sale

Saturday, 2 December 2023

4531 New England Highway, Bendemeer, NSW 2355

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 360 m2

Type: Livestock



Michael Corcoran  
0417657589



Kristy Reid  
0456785535

**\$890,000**

LAWD is pleased to present for sale Fishers Hill (the Property), a lifestyle opportunity situated 46km northeast of the regional centre of Tamworth, within the tightly held New England region of New South Wales (NSW).KEY INVESTMENT HIGHLIGHTS INCLUDE:Area: 146\* hectares / 360\* acresEnterprise: Currently running agistment cattle, carrying cows turning off weanersTopography: Rising from creek flats to undulating open-timbered to timbered grazing countrySoils: Predominately Granite soilsTimber: Generally Stringybark, Ironbark, Redgum and Apple boxPastures: Native perennial grassesWater: Stock water from six\* dams, some being spring fed along with a semi-permanent creekAccommodation: A unique custom-built two-bedroom plus study home along with a hunter's cabin Location: Located 46\* kilometres from Tamworth and seven\* kilometres from Bendemeer.Situated a short five\* minute drive to Bendemeer, with all the amenities one could need, and arguably the best local pub in the region. You have your own piece of paradise nestled amongst the gum trees on one side with unobstructed and breathtaking views across the valley from the other. This property truly presents an opportunity. SALE PROCESSFishers Hill is for sale by Private Treaty.A detailed information memorandum is available on request. Inspections by appointment only.For full details contact the below personnel.\*approximately