

**90 Cotswold Road, Somerton, NSW 2340**



**Sold Lifestyle**

Saturday, 19 August 2023

90 Cotswold Road, Somerton, NSW 2340

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 101 m2**

**Type: Lifestyle**



Stuart Southwell

0488923988

**\$1,050,000**

'Roslyn' offers an outstanding suite of improvements and features for the buyer seeking space and privacy all just 40 mins drive to the beating heart of the New-England North-West - Tamworth. This rural getaway features high speed internet and excellent mobile phone coverage across the property. You can work from home while enjoying the serenity and peace you only find well out of town limits. Situated at the end of its own private road, 'Roslyn' enjoys stunning natural scenery, surrounded by picturesque hills and complete with views to Lake Keepit. This property presents a rare opportunity to purchase so much more than just the standard "hundred acre" block. Area - 250 acres (100Ha) (approx) with feed on the ground ready for your livestock. House - Stylish and comfortable three bedroom house plus large office with two bathrooms. - Modern kitchen, reverse cycle air conditioning, wood fire and ceiling fans. - Double carport, fenced established gardens and lawns. - Mains power, high speed NBN, excellent phone reception across the property. - 6kw solar power system with recent power bills in credit. Country - Excellent grazing country featuring box, wilga and kurrajong tree types. - Fenced to 11 paddocks (all with water) including laneway system. - 60-70% arable, currently to pasture with feed ready to go. - Annual average rainfall 640mm (25in) approx. Water - Equipped bore (electric submersible) supplies water to new 22,500L poly tank. - Water reticulated to series of 11 troughs - water to every paddock. - 5 dams including large picturesque dam on entry to the property - perfect for kayaking etc. - 3 x 22,500L rainwater tanks - Bore is registered and includes stock and domestic water licence. Livestock Yards - Excellent permanent cattle yards with crush featuring holding yards, curved race, loading ramp. - Shade trees, water, convenient laneway systems, adjacent to hay shed. - To suit cattle and sheep handling, excellent truck access. Location 90 Cotswold Road - via Babbinboon Road. 44 km to Tamworth (39km to Tamworth Airport) 51 km to Gunnedah 12km to Somerton (Somerton Hotel, Service Station and Convenience Store) 'Roslyn' has been de-stocked for sale and is currently carrying an excellent body of feed ready for stock immediately. Contact the agent for further details Stuart Southwell 0488 923 988