

944 River Road, Bowling Alley Point, NSW 2340

Lifestyle For Sale

Tuesday, 16 January 2024

944 River Road, Bowling Alley Point, NSW 2340

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 82 m2

Type: Lifestyle



Michael Corcoran
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George Barton
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\$600,000

LAWD is pleased to offer for sale The Poplars (the Property), a lifestyle opportunity located 40* minutes east of the Tamworth CBD, and a short six* kilometre drive to Chaffey Dam. House- Three bedrooms, master with ensuite and built-ins- Cement and tile floor- Cool room and butcher's room- Rumpus room- Sunroom- Open plan kitchen, dining and living with a wood fire- Gas stoves, dishwasher, and built-in pantry- Laundry and bathroom with separate toilet- Concrete veranda- Covered BBQ area- Two 22,500* water tanks and three 2,500* water tanks- House is serviced by rainwater- House complex serviced by water pumped from Munro Creek- Unequipped bore, water 20* feet deep- Eleven, five KVA solar panels- Reverse cycle air conditioning with fans in each bedroom- Two-vehicle carport Infrastructure- Eight* metres by twelve* metres three bay workshop/machinery shed, dirt floor made from steel and corrugated iron, three pig styes at the rear with concrete floors- Four* metres by six* metres, one stand shearing shed with raised floor- Six* metres by 10* metres floor framing with concrete footings for the beginning of a cabin- Chook pens- Train carriage Yards- One set of goat trap yards- One set of sheep and cattle yards with loading ramp and covered race with a crush Fencing- Majority hinge joint with plain and barb- Fenced into five* paddocks Livestock- Has run up to 40* ewes in a good season SALE PROCESSThe Poplars is for sale by Private TreatyA detailed information memorandum is available on request. Inspections by appointment only.*approximately