

"Creslea" 14409 New England Hwy, Tamworth, NSW 2340



Lifestyle For Sale

Saturday, 27 April 2024

"Creslea" 14409 New England Hwy, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 53 m2

Type: Lifestyle



Jim Lyons

0428668635

\$2,750,000

Location: Only 7 minutes from AELEC, less than 15km from Tamworth CBD and Racecourse. Enjoy sundowner drinks with stunning views over the crystal clear salt water pool to the North towards Tamworth and the East towards Moonbi and Nundle Ranges. The property is currently being used for horse and cattle breeding.

Homestead: This stunning 4 bedroom, 3 bathroom, master with ensuite brick home has been renovated to within an inch of its life! No expense has been spared in the process. The beautifully appointed large open plan kitchen with stone bench tops and quality appliances overlooks the pool area. The two separate living areas both enjoy wood heating and verandah access. All three bathrooms have been stylishly renovated. All new flooring throughout the home. There is a guest wing with large bedroom and bathroom with external access. The large laundry has extensive bench space. The kids will enjoy the large games room and there is a good size office for the work from home mum or dad. Reverse cycle air conditioning for all year round comfort. Double garage with convenient internal access. Enjoy the power price reduction with the 8.2kw solar panels located on one of the two machinery sheds. The home and pool are serviced by 38000 gallons of rain water. Well established park like garden.

Equine and Cattle Improvements: The well appointed breezeway stable block consists of 9 stable, tack room, vet crush, electric 8 horse walker, two round yards/breaking in yards. Several day yards and smaller horse paddocks. The sand arena measures 45m x 43m with a cutout yard. With a small set of steel cattle yards, race, crush and loading ramp.

Country: Approx. 100 acres of the 131.73 acres can be farmed with established lucerne, clovers, subtropical in some paddocks. At the rear of the property there is a 40 acre paddock ideal for further pasture development such as cutting lucerne/rye/oats for additional income potential or to fatten trade cattle. There is a history of chicken manure being applied to all paddocks.

Sheds & Fencing: There are two machinery sheds, one 20m x 10m 3 bay shed, one bay with cement floor. The second is 24m x 9m hay/machinery shed. There is also a 40 tonne silo. The property is divided into approx 10 paddocks all with electric fencing and a laneway system, all fencing throughout is in very good order.

Water: The stock and domestic bore is powered by a solar pumping system (installed in 2021) that pumps to two header tanks and the water is reticulated to all the cement troughs in all paddocks. The gardens and stables are also serviced by this system.

Agents comments: There are few properties that reach the standard of "Creslea". The location, improvement, class and style of this property is unsurpassed and second to none. You will enjoy entertaining friends and family in the beautiful residence, pool and grounds. There is not a cent needing to be spent. The whole family can just move straight in and enjoy the outstanding lifestyle and facilities this beautiful property has to offer.