

# Dungarvan Heiligmans Lane, Tamworth, NSW 2340

GARVIN & COUSENS

## Sold Acreage

Friday, 29 September 2023

Dungarvan Heiligmans Lane, Tamworth, NSW 2340

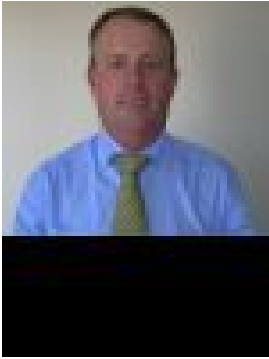
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 184 m<sup>2</sup>

Type: Acreage



Phillip Hetherington

**\$4,050,000**

SITUATION : 'Dungarvan' is located only 10km to the east of the Regional Centre of Tamworth, 6km from Tamworth Airport and only 14km to AELEC. A school bus at the gate provides access to all Tamworth's primary & secondary schools. Tamworth is renowned for its quality medical and educational services as well as being a major centre for recreational pursuits and home of the Australian Equine & Livestock Events Centre. Weekly cattle and sheep markets as well as processing facilities are all catered for. COUNTRY : Good sloping country of self-mulching red and brown basalt type soils. 163 ha or 403 acres (approx.) is arable which has mostly been sown down to permanent pastures, some tropical grasses and grazing lucerne with 12 ha currently sown to oats. The property has had extensive pasture development under the current management along with a sound fertilizer history. CARRYING CAPACITY : In previous years the property has run 90 cows & calves. With the excellent pasture development Dungarvan has been used as a growing and trading property in recent years, but the property is extremely versatile and could be used for a number of pursuits. WATER : The property is well watered with some four bores. One is equipped with a solar pump which pumps to a tank (190,000lt storage) and then reticulates to troughs in each paddock. The second bore is equipped with an electric submersible pump and the other two bores have windmills. Some 90,000lt of rainwater storage services the home. RAINFALL : 26 inch area average. FENCING : The property is subdivided into 15 main paddocks with a laneway system to the back of the property. The internal fences are all plain and barbed with an electric wire. The eastern boundary was replaced last year, and the front and western boundary is all ringlock and barbed with a hot wire. Overall fencing is in excellent condition. HOME: The homestead is a key feature of the property, located on the highest point at the front of the property to enjoy outstanding views of Tamworth City. The home was renovated in 2007 and features four large bedrooms with en suite, spacious kitchen with modern finishes, open plan living area as well as formal living options, outdoor entertainment area with pizza oven and wine cellar. IMPROVEMENTS : Overall the property has been very well improved. Shedding includes a large 3 bay colorbond and steel machinery shed, second two bay machinery shed, converted woolshed used for storage and workshop which has a large steel skillion off the back used as a hayshed. Horse facilities include 4 stables with day yards and round yard. Steel cattle yards have been built running off the central laneway system with undercover crush, scales and loading ramp connected. FUTURE POTENTIAL: Dungarvan enjoys a current zoning under the Tamworth LEP of RU4 Primary Production Small Lots with an indicative minimum lot size of 40 hectares. Subject to relevant approvals there is the opportunity to subdivide and develop the property if so desired. The subdivision potential of the property has been enhanced by the fact that Dungarvan enjoys dual road frontage already. REMARKS : Dungarvan represents a unique opportunity as it is located in one of the dress circle areas of Tamworth only 10 minutes to town. Being sold to facilitate a downsize, Dungarvan will suit a wide range of purchasers with its location, production ability and overall class. The property will be auctioned on Thursday 2 November 2023 with prior offers encouraged and considered. Inspections by appointment, please contact Phillip Hetherington on 0428 680 028 to arrange a viewing. Property Code: 33