

"Edithville" 659 Old Winton Road, Tamworth, NSW 2340



Sold Lifestyle

Saturday, 12 August 2023

"Edithville" 659 Old Winton Road, Tamworth, NSW 2340

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 40 m2

Type: Lifestyle



Sue Waters

\$1,200,000

On Site Auction - go to <https://buy.realtair.com/properties/108915> to register ABOUT THE HOMESTEAD Natural light and great views of the country gardens are just two of the many highlights of this 5 bedroom weatherboard family home. In this original homestead the 4 bedrooms have an abundance of natural light and exude country charm. Each have high ceilings and are kept comfortable all year round with ducted heating and cooling. The 5th bedroom has its own private ensuite and walk in robe. The kitchen features a Belling 900mm Richmond Deluxe Dual Fuel Range Cooker, rangehood, microwave and dishwasher with plenty of bench space. There are 2 spacious living areas with ducted heating and cooling, one with a ceiling fan. The main living area has a wood heater, cabinetry and shelving. The main bathroom consists of a shower and vanity. Double blinds and curtains feature on the windows. The extensive country gardens will explode with colour in the Spring. Garden beds of established roses, lavenders and garden hedges. Watering systems are in place. The many mature trees attract an abundance of birdlife. Established vegetable garden beds complete the country outlook. Paved areas create a pathway to serenity and tranquillity. Puretec Hybrid G Services water filter and pressure pump are connected to the main rainwater tank. There is also an additional rainwater tank with submersible pump at rear of property. MACHINERY SHED - built in 2017 9m x 18m x 5m 4 bay machinery shed with 1 bay concreted. 3 phase 7kw solar system installed.* Electricity connected. Hydrosmart computerised water conditioner. 2 pressure pumps. HAYSHEDS 2 haysheds - 1 with electricity, the other with rainwater tank and water trough for stock Both are galvanised iron with wooden frame. New roof on both. BORES Solar bore in back paddock. Approximate output 12,000ltr per hour* Bore is registered for stock and domestic purposes. 2nd bore (unregistered) at house connected to electricity. CATTLE YARDS Cattle yards conveniently located on property. Wing allows easy flow of cattle into yards. 6 rail square tube on outer yards. Race and forcing yard strong oval rail. Dual squeeze vet crush with chinbar and welded floor. Work area to the side of the crush for safe operation. Loading ramp with easy truck access. Large holding yards convenient for inductions, weaning or holding prior to loading. FENCING Fenced into several large and small paddocks. Boundary and internal fencing are hinge joint. Topline is either barb or plain. PADDOCKS Water points available in all paddocks. 3 large paddocks for grazing/farming. Largest is just under 48 acres. Smaller holding paddocks allow multiple options for stock operations. VEGETATION Currently good ground covering of couch, clover and other grasses. WATER Galvanised and poly tanks capturing rainwater. Water purifiers on some tanks. Poly tanks for bore water storage. Solar bore in paddock with estimated output of 12,000ltrs* per hour. Registered for stock and domestic purposes 2nd electric bore (unregistered) at house.* Purchasers should rely on their own enquiries Purchasers should rely on their own enquiries in regards to proposed development of Nottingham Park Solar Farm Pest and Building reports available on request