

Lot 2 Hausfields Road, Duri, NSW 2344



Lifestyle For Sale

Tuesday, 7 May 2024

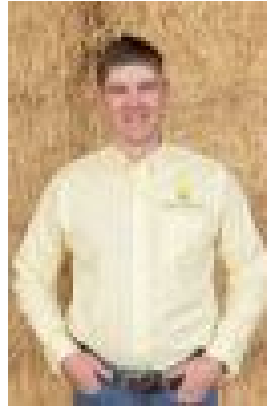
Lot 2 Hausfields Road, Duri, NSW 2344

Area: 40 m2

Type: Lifestyle



Riley Gibson
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Baden Chaffey
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EXPRESSIONS OF INTEREST

Land: 40.17 hectares or 99 acres of gentle sloping productive red and chocolate basalt soils, with a proven history of producing quality fodder and finishing livestock. A key feature of the land is the quantity of established trees to provide shade and shelter. Location: Lot 2 Hausfields Road is located only 21kms to the city of Tamworth and only minutes to the village of Duri, with primary school, tennis court, general store and bottle shop. The property would also give purchasers easy access South to communities like Currabubula, Werris Creek and Quirindi. Fencing: The land is fenced into approx. 6 paddocks, all having access to one of the three dams, which are strategically located throughout the centre of the property. Fencing is in good condition and allows for immediate delivery of livestock. Water: The property is water by way of three earth dams in a fenced laneway system, with each of the paddocks having access to the laneway for stock water. A bore could be sunk on the property subject to relevant approvals. Sale Process: Lot 2 Hausfields Road is being sold subject to a boundary adjustment, which is already underway, and as a result is being offered to the market with a delayed settlement. Building permissibility: At the current time, the land doesn't meet the minimum lot size for a building entitlement under Tamworth Regional Council's current zoning instrument (LEP), a new LEP is currently in the planning stages. Purchasers should rely on their own enquiries relating to permitted and prohibited uses. Comments: A lovely block, with magnificent views, well positioned and with a long list of features. This one comes with a mountain of potential, and should be considered as a great opportunity particularly for buyers with a long term vision.. For further info call Riley Gibson on 0417 441 688 or Baden Chaffey on 0488 697 416.