

"Tralee" 487 Inlet Road, Attunga, NSW 2345



Sold Lifestyle

Thursday, 17 August 2023

"Tralee" 487 Inlet Road, Attunga, NSW 2345

Bedrooms: 4

Bathrooms: 2

Area: 64 m2

Type: Lifestyle



Sue Waters

Contact agent

PROPERTY FEATURES • 64.76ha or 160ac • 4-bedroom country homestead w/large office • Stunning views • Peace and quiet in your country paradise Relax on your private iron bark deck taking in the fresh air and listening to the tranquil sounds of nature. A great place for that morning cuppa or a relaxing sundowner. The 60-70 year old weatherboard homestead has 4 bedrooms, 2 bathrooms, 1 with underfloor heating and heated towel rail. There is also a large office with views out to the front paddock. The original kitchen has a gas stove plus a slow combustion stove which can be used to heat water. There is also a gas hot water system and a water filter system to the house. 2 spacious living areas feature original wooden floors. 3 of the bedrooms have quality woollen carpets. Heating and cooling is via the 2 split system air conditioners and winter warmth is assured with the additional use of 2 wood heaters. A gas point is also available. There are also ceiling fans throughout. Energy savings with insulation to the roof, the ceiling and the underfloor of the house. The Shearing shed has been converted and can be used as accommodation. It is a great place for entertaining. There is an outdoor shower complex which features 2 outdoor showers with hot and cold running water. Close by is a large fire pit with plenty of room for everyone to come together and enjoy the special surrounds. The many mature trees attract an abundance of birdlife. Established vegetable garden and fruit trees complete the country outlook. Fruit and Citrus trees include mulberry, limes, oranges, lemons, apples, pears, pomegranates, apricot, nectarines, plums, olives and figs. A self-sufficient lifestyle is possible as there are plenty of enclosures and sheds such as:- poultry shed- calf rearing shed- duck/rabbit enclosure All are secure and have water available. A large shed with a concrete floor is currently used for storage and has water and electricity connected. There is a TV antenna on the roof. Water There are 3 bores. 1 bore - approximately 11.5m deep with a flow rate of 0.6 litres per second. (Current depth 3m from the surface) Water softener is attached. 2nd and 3rd bore are not hooked up. All bores are stock and domestic. There is a well (currently not in use) Water Storage 2,200ltrs of rainwater. Rainwater is connected to the house. Bore pump currently fills 22,500ltr tank on the hill which gravity feeds to troughs in the paddocks and also to the house and garden taps scattered throughout the house yard. Additional infrastructure- Original 5 bay car shed- 3 small sheds - 3 earth dams- 8 x bore fed troughs to paddocks- Hay Shed- 2 electric hot water services- 2 pressure pumps This property is such a well-kept secret tucked away at the end of Inlet Road. A wonderful place for family and friends to gather. For the horse enthusiasts plenty of flat ground and your own riding trails up the hill and in Attunga State Forest. For the more adventurous - perhaps mountain bike riding or bushwalking. "Tralee" is divided into 11 paddocks. All paddocks have access to water. Some paddocks have electric fencing. The fertile and productive flats have previously been used for lucerne production and there has been great success with growing oats. The property has lightly timbered grazing country, some of which is undulating to hilly. There is a good body of grass currently available for stock feed (couch, kukui and native grasses). Soils consist of granite and basalt. All of the property is accessible by vehicle or quad bikes. Spectacular views over surrounding countryside from the top of the ridge. This truly is a special place. The 10 acres which adjoins the Attunga State Forest has never been touched. The block is separated by the Attunga Forest Road. It is a great place to go bushwalking. There is a seasonal creek which flows from ground springs in the Attunga State Forest and runs through the Tralee. Property serviced by- 1km frontage on Inlet Road- mail service 3 times per week- weekly garbage collection- school bus at the end of the road On your doorstep is the village of Attunga which has a primary school, churches, general store with post office, fuel and take away, local pub (currently under renovation) All weather road access to the City Tamworth approx 20km. Don't miss the opportunity to secure your patch of country paradise. Space for horses and plenty of room to run around and explore. Homestead • 2 x split system A/C's • Gas hot water system • Ceiling fans • Gas stove and slow combustion stove • Rangehood • 2 x Wood heaters - one with granite hearth • Fixed floor coverings • Curtains and blinds • Built in wardrobes • Light fittings • TV antenna • Clothesline • NBN Satellite • Water Filter System • Gas point in lounge room Shearing Shed • Pool table and accessories • Wool press • Lounge • Overhead gear • Beds/mattresses • Bar fridge • Electric Hot Water System Large storage shed with concrete floor in enclosed yard • Shelving • Electric Hot Water System Additional infrastructure and inclusions • 3 Bores • Water tanks • Water softener • 8 x Water troughs • Hay shed. • Chook shed. • Calf Rearing Shed • Duck/Rabbit enclosure. • Original 5 bay shed for cars and quad. • 3 x small sheds (originally turkey sheds) • 2 x Outside hot and cold showers • Fire pit • Tractor - Fiat 65 with 3-point linkage • 5ft Slasher • Gun safe • Ag Pipes • 2000 litre o/h Diesel Fuel Tank • Electric Fence unit - EnergyTech Power Pro Excluded • Wool table in shearing shed