

## Lovely 6ac's, Ideal location, DA, Smart buying

Price : SOLD

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**Area & Tenure:**  
2.39 HA (5.906 acres)  
Tamworth Regional Council - R5 Large lot residential

**Situation:**  
9 km North of Tamworth

**Description:**  
Good body of stock feed with excellent coverage of native grasses.  
Loamy soils, scattered established shade trees, on a level block.  
Predominately all arable  
Watered by 2 x 5000 gal fresh rainwater tanks. Community bore and equipped well for gardens, troughs and w/c. 27 inches rainfall per annum.  
Fencing is excellent to good.

**Improvements:**  
Quaint cottage with 2 large bedrooms, walk through to robe off main bedroom, 1 bathroom, lounge, sunny easterly aspect kitchen/dining area, that opens out to a covered back entertaining area. A solid built cottage that is Heritage listed.  
- Fully self contained cabin with front deck, double bed, kitchenet, bunk beds, shower, W.C, A/C and ceiling fan  
- 2 bay machinery shed, approx. 20 ft x 20 ft, power, lights, fully lockable with roller doors & adjoining carport  
- Garden shed on concrete slab

**Features:**  
- 6 lovely acres close to Tamworth all sealed road  
- DA approval "beautiful homesites overlooking the valley"  
- Quaint cottage and fully self contained cabin  
- Excellent fencing, great body of feed, set amongst established shade trees  
- Reliable water

**Agents Comments:**  
Highly sought after location in the Moore Creek area, offering a really lovely aspect of land on 6 acres within 10 minutes of Tamworth.  
Abundance of opportunity to further capitalise your investment in this property with a DA approval. Beautiful homesites to build your dream home on overlooking the valley, while comfortably residing in the quaint cute two bedroom cottage.  
Extra features of the property include a fully self-contained cabin ideal for extra guest accommodation.  
2 bay fully lockable machinery shed with power and lights with adjoining carport.  
Very safe water with community bore and fresh rainwater storage.  
Fencing is excellent, subdivided stock paddocks, huge body of feed all set amongst established trees scattered throughout the property.  
Immense potential for capital growth  
Great starter block, great price tag to match

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**Representative**  
Cameron McIvor Inspection by appointment only

**Property ID 5987380**

This information has been obtained from our vendor(s) and third parties to its accuracy. All information is provided only. We warrant that the information is true and correct as at the date of publication.

**Schute Bell Property**



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