

Elston

Sat May 4 2024



4 2 2 1120m2

SOLD

Level to undulating and low grazing hill with quality soils ranging from heavy black to chocolate basalt types. Currently carrying a large body of improved pasture. Built in 1996, an outstanding brick home of 4 bedrooms, en suite, country style kitchen, formal dining room and open

AREA	<p>This magnificent country residence is located just a short drive from Tamworth City in the favoured Nemingha area on 53 quality acres with Peel River frontage and irrigation, offering a lifestyle of opulence and sophistication.</p> <p>Surrounded by beautiful landscaped gardens, the home is in keeping with today's lifestyle.</p>
LOCATION	<p>Level to undulating and low grazing hill with quality soils ranging from heavy black to chocolate basalt types. Currently carrying a large body of improved pasture.</p>
SITUATION	<p>Fertile Peel River flats are complemented by rising alluvial and chocolate basalt slopes. The entire property is arable and has been extensively pasture improved and fertilized. Approximately 50 acres of irrigated cutting Lucerne established. The timbers throughout the paddocks are mainly River Gum, Box and Apple trees with over 2,000 trees established along most fence lines.</p>
PASTURE	<p>Safely watered with 4 dams, 3 bores and reticulation system throughout with water in every paddock.</p>
IMPROVEMENTS	<p>Peel River frontage with stock and garden water supplied by an equipped electric well. Numerous rainwater tanks on the home and shedding.</p>
PRODUCTIVITY	<p>Well fenced into 15 paddocks with electric and plain wires.</p>