

## 'Ngamba' Duri

Tue May 7 2024



✚ 135.2Ha - 334 acres

**SOLD****SOLD - Well located and Private**

LOCATION	Approx 20km south west of Tamworth in the Duri/Gowrie area.
COUNTRY	<p>Gently undulating heavy basalt country which is well drained. Approx 70% arable with areas pasture improved to both summer and winter pastures.</p> <p>Timber is mainly white and yellow box, gum for shade and shelter in each paddock. The property is currently conservatively stocked and carrying a large body of feed. District average 675mm (27 inches) per annum.</p>
WATER	Safely watered with 9 various size dams plus equipped bore supplying 2 x 5,000 gallon tanks, to a trough system though-out the property. 4 x 5,000 gallons of rainwater storage.
FENCING	Fenced into 14 paddocks with a central laneway system.
IMPROVEMENTS	<p>A large country style brick and tile home of three bedrooms all with built-ins, ensuite off the main, galley style kitchen with dishwasher and informal dining area, large family room with wood heater, formal dining room/ lounge room, office and rumpus room. Outside there is an entertaining area and in-ground swimming pool.</p> <p>60' x 40' steel machinery shed with power connected</p> <p>60' x 25' 6 bay lock up workshop with power connected</p> <p>60' x 30' steel hay shed</p> <p>Steel and timber cattle yards</p>
REMARKS	Ngamba is a well located property that has been running a successful Brahman Stud over the past 13 years and is now for genuine sale.