

"Bobadil Park" Tamworth

Sun Apr 28 2024



4 2 2 765Ac/309Ha

\$3,000,000

A faultless property which has been developed over recent years. Currently a productive horse & cattle breeding operation.

AREA	765 Acres ≈ 309.9 Hectares
SITUATION	Located approx. 25 km from the regional city of Tamworth, and approx. 400 km from Sydney.
COUNTRY	Country ranges from highly productive creek flats to undulating and hill grazing. Approximately 250 acres arable if required. Ideally suited to all livestock & hay production.
WATER	A feature of the property with over 4km of double frontage to Goonoo Goonoo Creek, 240 megalitre irrigation licence, equipped bore & trough system, plus dams.
FENCING	In excellent condition, 10 main paddocks plus stud and holding paddocks
IMPROVEMENTS	<p>A stunning true country style home with 4 bedrooms, study, 2 bathrooms, open plan living. All set in established gardens complete with in-ground pool, tennis court and sealed drive to the home.</p> <p>Steel machinery shed Steel hay shed Steel cattle yards Sand arena with flood lights Stable complex</p>
PRODUCTIVITY	A classic well maintained home which is approximately 100 years old and is well positioned overlooking the property. Four bedrooms, timbre style kitchen with dishwasher, lounge room with wood heater, separate visitors flat, sweeping verandas and much more including reverse cycle air conditioning, attached carport and established gardens. Excellent shedding with two large hay sheds, machinery shed and workshop with power connected.

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Cattle yards and dairy shed. All the improvements are in excellent order.

REMARKS

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