

# "Davonlea"

Mon May 6 2024



✦ 29.01 HA - 71 acres

**SOLD**

**"Davonlea" is on the market for genuine sale and presents the opportunity to purchase not only an outstanding family home, but a quality property that will suit all rural pursuits. Inspection highly recommended.**

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|--------------|---|
| AREA         | 29.01 HA - 71 Acres   |
| LOCATION     | 19km from Tamworth City in the Loomberah District   |
| COUNTRY      | 71 quality acres that are gently undulating with the soil being chocolate basalt with approximately 80% arable. Approximately 15 acres established to lucerne with the balance being pasture improved. Contours and water ways are in place with selective shade and shelter timber remaining. The country is productive and suited to breeding and fattening.  |
| WATER        | Water is a feature, being serviced by an estate water system from the Peel River, plus connection to the Dungowan pipe line, 2 dams and trough system with water in each paddock. 30,000 gallons of rainwater.  |
| FENCING      | Well fenced with 6 main paddocks being hinge joint, barb and electric, suited to sheep, cattle and horses.  |
| IMPROVEMENTS | The "Davonlea" home is well positioned on the property at the end of a tar sealed driveway lined with coach lamps, with breathtaking views over the valley. A federation style home with a bull nose verandah from the front foyer, the home offers 4 large bedrooms all with built ins with the main having a feature full length bay window, parents retreat and walk in robe to a large ensuite with full length spa bath. |

A large study or 5th bedroom, open plan kitchen leading into the family room, formal dining room, spacious glassed entertaining area leading out to the inground saltwater pool and large heated swim spa.

Some additional features include the double garage, reverse cycle heating and cooling, gas heating, ceiling fans

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and much much more.

Outside there are well established gardens and an orchard with a variety of fruit and nut trees.

WORKING IMPROVEMENTS:

- \*Large lockable machinery shed
- \*New 3 bay lockable workshop and machinery shed
- \*Steel cattle yards with a crush and ramp.

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REMARKS

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