348 BOURNES LANE, TAMWORTH, HALLSVILLE, NSW, 2340









SOLD

CONVENIENCE AND FUTURE - POTENTIAL - 93 ACRES OF LARGE LOT RESIDENTIAL FARMLAND 348 BOURNES LANE, HALLSVILLE

This ideally Located property at 348 Bournes Lane, Hallsville, NSW 2340, offers a picturesque and idyllic setting with panoramic views over its expansive 93 acres with 5-acre Lot zoning. Its proximity, being within 10km of the Tamworth CBD, makes it a unique and rare offering in the Tamworth rural property market. The residence and farmland present an ideal opportunity for those seeking a large lifestyle property.

Key features of the property include:

Residence: A 4-bedroom, 2-bathroom brick and tile house with high ceilings, decorative finishes, and a fireplace. The master bedroom includes an ensuite and walk-in robe. Three separate living spaces and wrap-around verandahs provide ample space for living, entertaining, and enjoying the country lifestyle.

Location: Situated just moments from the Tamworth CBD, the property is close to private and public schooling. It also borders the renowned Hills Plains Development precinct, offering boundless uses and future prospects.

Tenancy: The residence, house yard, 3-car carport, and shedding are currently tenanted. The tenants are interested in staying, but the property is out of lease, providing the new owner with the flexibility to decide the future use of the property.

Land and Paddocks: The property is externally subdivided into 8 paddocks, mostly gently undulating and flat. It features a mix of established Kurrajong and Gum trees, along with a stand of pine in one paddock. Currently running minimal stock, the paddocks offer an excellent body of feed for potential buyers.

Fencing: The fencing is a mix of Hinge Joint and Barb, in stock-proof condition.

Water Supply: Water is a prominent feature, with 4 paddocks supplied by dams, a stock and domestic bore, and several rainwater tanks.

4 BED | 2 BATH | 3 CAR

PRICE:
$1,500,000

OPEN FOR INSPECTION:
N/A



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or plan is intented as a guide only. Layout dimension are approximate only. No representation or warranties of any nature
ever are given or intended. Any person using this information should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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