

# 24 Presses Road, Willow Tree, NSW 2339

## Lifestyle For Sale

Sunday, 24 March 2024

24 Presses Road, Willow Tree, NSW 2339

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 46 m2

Type: Lifestyle



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**\$1,500,000**

LAWD is pleased to present for sale Tarcoola (the Property). Situated on 46.58\* hectares, 10\* kilometres from Willow Tree, offering the perfect lifestyle opportunity with convenience at your fingertips. A modern and recently renovated homestead situated with beautiful views to the northeast, offers five generously sized bedrooms, the master with a walk-in wardrobe, spacious ensuite and split system air conditioning. All bedrooms have ceiling fans and built-in robes. A modern, open-plan kitchen with a large gas and electric stove, stone benches and walk-in pantry is ideal for the larger family. Polished concrete floors are a statement in the Property, flowing through the kitchen and living, ensuring a practical yet stylish family home. Subdivided into five paddocks, the property is fenced to suit both equine and livestock pursuits. A reticulating water system from the solar bore supplies both the house and to series of cement troughs situated across the Property. 11\* hectares have recently been sown to mixed winter pasture and fertiliser was spread last October. A large machinery, hay and car shed are located centrally, with a further carport off the home, making life at Tarcoola practical. Additional features:

- Split system air conditioning
- Combustion wood fire
- Walk-in pantry
- Large laundry with toilet
- In-ground pool with new filtration system
- Bore and fresh water available to the home
- Four bay, 11\* by 20\* metre vehicle shed
- 12\* by 25\* metre machinery shed
- 18\* by 10\* metre hay shed with skillion suitable for stables
- Round yard
- Cubby house
- Chook pens
- Two poly tanks
- Two concrete tanks
- Conveniently located 10\* kilometres to Willow Tree, 83\* kilometres to Tamworth, 203\* kilometres to Newcastle and 335\* kilometres to Sydney

SALE PROCESSTarcoola is for sale by Private Treaty. A detailed information brochure is available on request. Private inspections by appointment only. \*Approximate