

' Ascot ', Tamworth, NSW, 2340



Rural For Sale

Monday, 2 December 2024

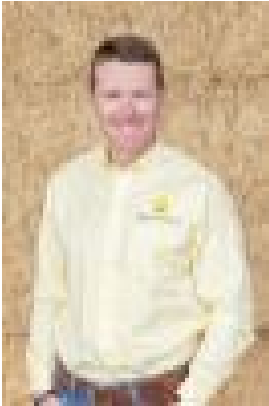
' Ascot ', Tamworth, NSW, 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: Rural



Riley Gibson

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SEEING IS BELIEVING

AREA: 40 hectares or 99 acres

SITUATION: Ascot is located in a first class location, only 12km* from the Tamworth CBD and just 6.5km* from the world renowned AELEC, so close in fact that you can see the AELEC from the property. Calala Tavern and the surrounding village is just minutes away, as is The Longyard sporting, retail and entertainment precinct.

HOME: A stunning executive style residence built to capture the outstanding views, the home has 9 foot ceilings, sensational open plan living area with tile floors and large glass windows overlooking the farm. The master bedroom suite features a sitting room or office, walk-in robe, large en suite and an enormous bedroom capable of incorporating a lounge suite as well. The kitchen is stunning, with 40mm stone bench tops, soft closing drawers and quality appliances. All other bedrooms have built ins, with a large main bathroom, ducted reverse cycle air conditioning and gas fireplace. Several entertaining areas are located undercover at the back of the home, capturing stunning views and sunsets. 10KW of back to grid solar offset the power bills, leaving not a thing to do but move in and enjoy. Built with extreme quality and perfection from the quality fittings to the spacious, light filled rooms the home is one of the best available on the market today.

COUNTRY: 95% arable, Ascot features gently sloping, productive brown basalt soils currently growing high performance clovers and ryegrass. The farm is well fenced into approx 15 main paddocks with the vendors running an extremely efficient cell grazing operation. The land would also be well suited to permanent tropical pastures as well as fodder crops. The vendor's management has resulted in an extremely clean, well presented and weed free property with an abundance of feed.

WATER: Exceptionally well watered, Ascot has two bores, one equipped with a solar pump (approx. 2500 gph) pumping to a header tank and reticulating, the other unequipped and rated at approx. 1000 gph). Rainwater is harvested into tanks totaling 400 000L and pressure pumped into the home. Each paddock has a concrete water trough and there are three dams. Water and infrastructure overall is very good.

IMPROVEMENTS: Improvements are modern, sleek and fit for purpose. A triple garage adjacent to the home is lined and has remotes on all three doors, the main machinery shed is a three bay lock up shed with high clearance doors and concrete floors, with a separate hay or machinery shed, enclosed on three sides. Both sheds and the house harvest water into rainwater tanks. Fencing is in terrific order, with steel end assemblies and 5 wires (3 electric). Stables are located in the machinery shed and can be taken out or added on to to create a first class equine property.

REMARKS: Ascot has been meticulously developed to the highest standards, with the vendors presenting the property in outstanding order. Everything has been planned in a practical, efficient and classy manner, and the sale of Ascot presents an extremely rare opportunity to purchase a property of this caliber so close to Tamworth and the AELEC. Call exclusive selling agents Riley Gibson on 0417 441 688 or Jim Lyons on 0428 668 635 to arrange an inspection.

(approx.*)