

"Donedrovi 29 Echo Hills Rd, Werris Creek, NSW 2341

Price Adjustment \$1.95m

Other 4  2 



A well-positioned quality property!

Very rarely will you find a property that has a rural setting and all the benefits of what a township has to offer. "Donedrovin" is that very place. The properties magnificent home is located on the edge of the well-regarded township of Werris Creek. An easy commute to the edge of the City of Tamworth being 30 minutes (40km). 20 minutes to Quirindi (20 Km) and 45 minutes to Gunnedah (70km).

Open for Inspection

By Appointment.

The 4-bedroom home is tastefully renovated with everything you could expect from a quality country home. 9 foot ceilings throughout and unique polished floorboards. Spacious bedrooms all with built in cupboard space with the main bedroom having an attached ensuite. Open plan living areas and an impressive kitchen. 2 Woodfire heaters, evaporative cooling and ceiling fans will keep you comfortable in any season. The home has a front and rear veranda which add to the character of the home. The garden is quite spectacular with a broad mix of cottage style hedging, garden beds and numerous well-established trees of every type. The property is also on an 8KVA solar system drastically limiting power expenditure.

Agricultural improvements include a 20m x 9m steel shed which incorporates a 3 door lock up workshop/machinery shed along with a 2-bay open section for the parking of heavy machinery. A fully lockable chemical shed and an old woolshed which has been converted to accommodate the storage of hay. There is a good set of steel cattle yards with a crush and loading race. The property is well fenced into 7 main paddocks with all new internal fencing completed over the last 7 years. This fencing creates an ease of stock movement over the country which is flat to undulating with a timbered mountain in the North-eastern part of the property. Approximately 60% of the property is regarded as arable country. Some of the country closer to the house received an application of super in May 2023.

Water is a feature of this property with connection to town water. This water supplies the garden and a trough system that runs the length of the property. Numerous tanks storing up to approximately 75,000 L of town and rainwater. 7 dams on the property and a rainfall of approximately 700 mm / 28 inches.

The property is a mixture of open grazing sections, and well sheltered timbered grazing suitable for livestock or equine. Quality chocolate, red and black basalt soils with a variation of timber. The vendor estimates a carrying capacity of approximately 50 cows and calves.

This property is well worth an inspection and will not disappoint. Inspections are by appointment only

Listed By
Simon Burke

