

3181 Bonshaw Road, Bonshaw







MODERN RURAL RETREAT ON 203HA

AREA: 203.68 ha (503 ac) Freehold.

Inverell Shire Council rates: $1580 per year. Northern Tablelands LLS.

SITUATION: Located near the NSW/QLD border, approx. 8km from Bonshaw, 30km from Texas, 41km from Ashford, 100km from Inverell, 216km from Toowoomba.

SERVICES: Power. Phone. Primary school at Bonshaw, Central school at Ashford, Primary and Secondary schools at Inverell. Air services from Inverell, Moree and Toowoomba. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Undulating. Altitude: 320m – 370m ASL.

SOIL: Red clay and trap soils.

ARABLE AREA: 32ha (80ac).

TIMBER: Iron bark.

WATER: 2 dams. Spring Creek. New bore (42m deep, 9,000L/min) reticulates to house and all paddocks. Troughs in all paddocks. 4 x 5,000gal rainwater tanks.

RAINFALL: 653mm (25 inch) p.a.

3 2 203.68ha

Price	$1,195,000
Property Type	Residential
Property ID	1468
Land Area	203.68 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

FENCING: 3.2km new fencing, with the balance in good condition. 5 paddocks.

IMPROVEMENTS: Modern 3 bedroom (or 2 bedrooms plus office) home features reverse cycle air conditioning throughout, ceiling fans, and a wood heater. Light-filled and open plan lounge, dining and kitchen includes a dishwasher and great bench space. The main bedroom offers a walk-in robe and ensuite, while bedroom 2 has a built-in robe. A large verandah provides an inviting space to relax and enjoy the rural setting.

MACHINERY SHED: Powered machinery shed with 3 containers.

STOCK YARDS: Steel cattle yards with vet crush and ramp.

CARRYING CAPACITY: approx. 70 cows and calves.

Note: Photos taken in drought conditions.

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