

471 Thunderbolts Way, Bundarra







"AVONDALE"

3 2 247.70ha

AREA: 247.7ha (612ac) Freehold. Estimated 80ha (200ac) of "Take Country" on Gwydir River.

Uralla Shire Council. Northern Tablelands LLS.

SITUATION: 7km from Bundarra, 50km from Inverell, 100km from Armidale.

SERVICES: Power. Phone. Mail 3 times per week. 3km to School Bus servicing Bundarra Central School as well as primary and secondary schools in Inverell. Air and rail services from Armidale to Sydney. 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: Alluvial river flats to gently undulating. Altitude: 620m to 670m ASL.

ARABLE AREA: Minimum 124ha (306ac).

SOIL: Quality alluvial river flats, semi alluvial loam to intermediate soil and small area of granite with part ironstone.

PASTURE DEVELOPMENT: Predominately native perennial grasses with some Kikuyu and sub-clovers. Fertiliser has been applied in past years.

TIMBER: Shade timber with river gums and oaks along the Gwydir River. Yellow box, Stringybark, Apple and Ironbark across grazing land.

Price	SOLD
Property Type	Residential
Property ID	872
Land Area	247.70 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
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rdr. rural district residential real estate

WATER: 4km frontage to the Gwydir River. Pump on river, pumping to 2 x 5,000gallon tanks, servicing 11 troughs and cold water for the house, sheds and gardens. Dams in all major paddocks.

RAINFALL: 700mm (27inches) p.a.

FENCING: Boundary fencing is older but stock proof.

Subdivided into 8 cultivation and 8 major grazing paddocks. All with new steel gates and connecting onto a laneway to cattle yards. Plain and Barb electric, mostly new, in good order.

IMPROVEMENTS: Weatherboard homestead, renovated throughout, comprising of 3 spacious bedrooms. Beautiful modern kitchen with stunning rural views, slow combustion oven and stove, as well as an electric oven and gas cooktop. Large original lounge room, formal dining and office. Tastefully renovated bathroom. Laundry with shower and second toilet. Covered open verandahs and rear timber deck for entertaining. Landscaped gardens and hot house. 18 solar panels to reduce your electricity bill. 3 x 5,000gal rain water tanks.

MACHINERY SHED: Steel frame 96sqm machinery shed with bare floor, centrally located.

Steel frame 140sqm plus mezzanine, utility shed.

Steel frame 100sqm feed shed with part raised timber flooring and undercover cattle feed trough.

Timber frame 21sqm workshop with bare floor and power connected.

GRAIN STORAGE: 2 metal self-entering cone base silos.

CATTLE YARDS: Modern steel panel yards with race, loading ramp, crush and weighing box.

Second steel yards at end of lane way.

CARRYING CAPACITY: 160 cows and calves with use of 'Take' country along river.

PRICE: **Expressions of Interest.**

Closing Wednesday 16th November 2022, if not sold prior.

Email: wally@rexdaleyrealty.com

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