


# 384 Yammacoona Estate Road, Delungra







## KURRAIAN - YOUR PEACEFUL RETREAT

"Kurraian" gives you 135.5ha (335ac) of unbelievably vast views, fresh air and privacy.

In an elevated position on the property sits this 4 bedroom home, with breath-taking views of the landscape beyond. The cathedral raked ceiling and open living area create a warm and inviting atmosphere, while the wood heater provides cosy comfort on cool, winter nights. The beautiful stained glass window is an eye-catching feature.

This family orientated floor plan combines your living area with the modern kitchen, containing great preparation space and abundant storage. Air conditioning and ceiling fans keep you comfortable, no matter the weather outside.

Soak up the sun with your morning coffee in the sunroom or on your wraparound bullnose verandah, or perhaps hold an afternoon barbeque within the serene rural surroundings that you can call home.

4 bedrooms plus a separate office ensure each member of the family has their own space. Master bedroom adjoins ensuite. Bathroom comprises of a generous walk-in shower, vanity and separate toilet.

Spacious upstairs loft makes a great space for a second lounge room, teen chill-out zone, rumpus room or a massive bedroom!

Ideal for off-grid living, this home has gas hot water and cooking, 16 solar panels and 24 x 2volt near-new batteries, as well as a back-up generator. Keep connected to friends and family with great mobile coverage (4G & 5G)

4 1 2 135.50ha

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| **Price** | SOLD for $675,000 |
| **Property Type** | Residential |
| **Property ID** | 966 |
| **Land Area** | 135.50 ha |

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

rdr. rural district residential real estate

and a landline connection.

Moving outside, there is a double carport, 12m x 6m machinery shed with lock-up workshop and skillions on 2 sides, plus 6m x 6m lockup garden shed.

Single stand shearing plant, steel sheep yards and a set of small cattle yards with ramp.

This property comprises of 135.5ha of black basalt, red basalt and white sandy soils, is fenced into 15 paddocks with good, ring-lock fencing and has an arable area of 30ha (74ac).

“Kurraian” has 12 dams (3 spring fed) and 3 x 5,000gallon rainwater tanks.

Located 58km west of Inverell, 25km from Delungra, 17km from Warialda via Adams Scrub Road (or 17km via Gwydir Highway), with primary and secondary schooling in Warialda and Inverell.

This amazing property is secluded, peaceful and quiet; you won't want to live anywhere else but this slice of serenity.

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