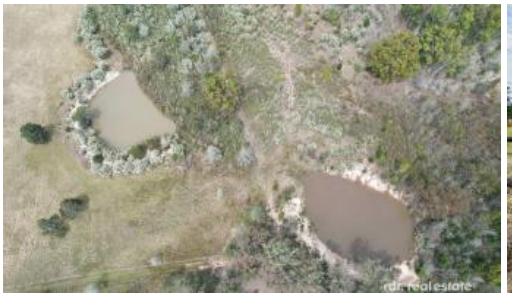


164 Yammacoona Estate Road, Delungra







SPRING CREEK: SENSATIONAL VIEWS & SERENITY

Welcome to “Spring Creek”, a peaceful retreat on 61.16ha (151ac). Whether you're wanting to expand your farming ventures or simply enjoy the serenity of rural life, this property has what you’re looking for.

This charming cottage radiates warmth and comfort. The layout includes a lounge room, foyer/dining with wood heater, kitchen, 3 bedrooms, an office, 1 bathroom, and evaporative cooling. Lie in the claw foot bathtub and soak in the ambiance of this rural location, listening to the peaceful sounds of nature.

Imagine sitting on the wraparound verandah, sipping on a morning coffee or afternoon beverage, drinking in the picturesque views and watching the visiting wildlife.

Around the home, the grounds are flat and cleared, perfect for a game of cricket or kicking a footy around. Low-maintenance gardens, established trees and an array of fruit trees (orange, mandarin, fig and lemon) complement the cottage-feel. Pet-friendly yard adjoins the home.

The whole property is well fenced, has electric strand on most of the internal fencing and is divided into 4 paddocks.

Water is a feature of “Spring Creek", with 1 bore (tested and drinkable), 3 dams, 1 working windmill, 21,000L tank storage, and a secondary creek that runs along the full boundary. Throughout the 2018-2020 drought, this property did not run out of water.

2 bay car garage with concrete floor houses the off-grid solar system. Other

3 1 4 61.16ha

Price	SOLD for $720,000
Property Type	Residential
Property ID	1186
Land Area	61.16 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

improvements include a 2 bay tractor shed, and a small, rustic shearing shed with yards.

Other information: sandy and black soils, mostly flat with some undulating areas, native timbers, phone and internet service available, and mail 3 times per week with the mail box 1.5km down Yammacoona Estate Road.

For shopping essentials and schooling, “Spring Creek” is situated approx. 24km Delungra and 29km from Warialda, or travel 56km to the larger town of Inverell for more amenities.

Offering a great place to enjoy the peace and quiet that living in the bush provides, this property is suitable for lifestyle, equestrian, or general farming business.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.