



Lot 103, 1986 Pindari Dam Road, Ashford



PARADISE NEAR PINDARI DAM

AREA: approx. 212.7 ha (525 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: Bitumen road access. 2km to Pindari Dam Camping Ground & boat ramp – Cod & Yellow-Belly fishing, bushwalking, camping.

27km from Ashford, 54km from Inverell, 98km from Texas & QLD border.

SERVICES: Off grid solar system, 3.6kw panels, 10kw lithium batteries. Phone service – Telstra Cel-Fi booster in home giving full Telstra service to residence. Central school at Ashford, Primary and Secondary schools at Inverell. Air services from Inverell Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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 to hilly. Scenic views from the top of Stag Mountain. Altitude: 550m-650m ASL.

SOIL: Trap soil.

TIMBER: Iron bark, Pine.

WATER: 3 troughs. 2 x 5,000gal concrete tanks, 2 x 5,000gal plastic tanks. Swimming holes in Scrub Hut Creek.

RAINFALL: 758mm (30inch) p.a.

3 2 4 212.70 ha

| | |
|----------------------|-------------|
| Price | \$999,000 |
| Property Type | Residential |
| Property ID | 1258 |
| Land Area | 212.70 ha |

Agent Details

Wally Duff - 0427 546 146

Office Details

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



FENCING: Stock proof boundary. 7 goat-proof paddocks.

IMPROVEMENTS: 3 bedroom, 2 bathroom homestead, only 2 years old. Open plan lounge, dining & kitchen with raked ceiling, ceiling fans, wood heating. Stylish and functional kitchen contains a large butler's pantry, abundant bench space, 900mm gas oven. Bedroom 1 has reverse cycle air conditioning, a walk-in robe, access to verandah, and large ensuite with shower over bath, toilet & laundry facilities. Remaining 2 bedrooms have ceiling fans & built-in robes. Modern bathroom comprises of a shower, vanity and toilet. Front verandah enjoys views of Pindari Dam.

Solar & gas hot water. House is fully insulated and has been built above required fire-rating.

Camp kitchen.

MACHINERY SHED: 14m x 9m 3-sided machinery shed.

12m x 9m shed with insulation, workshop, mezzanine floor, remote roller doors, and extra sleeping quarters.

STOCK YARDS: Sheep & goat yards (approx. 50 goat capacity).

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.