



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 4 212.70ha

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
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02 6722 5500

rdr. rural district residential
real estate

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).

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