



733 Upper Whitlow Road, Bingara

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LINTON VALE

AREA: 97 ha (240 ac) Freehold.

Gwydir Shire Council. North West LLS.

SITUATION: approx. 25km from Bingara, 60km from Inverell, 31km from Delungra.

SERVICES: Power. Phone. Primary and Secondary schools at Bingara, Delungra, Inverell. Air services from Inverell & Moree to Brisbane & 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: Undulating to hilly. Altitude: approx. 440m - 600m ASL.

SOIL: Trap, Basalt.

ARABLE AREA: 4ha (10ac).

TIMBER: Iron bark, Box, Apple, Pine.

WATER: 3 dams. 2 bores (1 drinkable), bore reticulating to 6 troughs. 90,000L rainwater tanks. Permanent creek.

RAINFALL: 785mm (31inch) p.a.

FENCING: 11 paddocks, mainly hinge joint fencing.

IMPROVEMENTS: 4 bedroom, 2.5 bathroom home with beautiful country gardens. This home boasts stunning features such as high ceilings, French

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| Price | \$920,000 |
| Property Type | Residential |
| Property ID | 1278 |
| Land Area | 97.00 ha |

Agent Details

Wally Duff - 0427 546 146

Office Details

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

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doors, and has recently been painted throughout. Lounge & dining room has a bay window, built-in fireplace and reverse cycle air conditioning. Kitchen is equipped with a Belling stove, dishwasher, good storage and great bench space. Main bedroom is complemented by walk-in robe and modern ensuite. Main bathroom contains claw foot bath and shower. Gauzed verandah. Solar hot water.

Powered car shed. Meat house.

SHEDS: Large machinery shed with workshop area, toilet and power.

GRAIN STORAGE: 40 tonne cone base silo.

STOCK YARDS: Steel cattle yard with scales and undercover vet crush.

CARRYING CAPACITY: 30 sheep. 50 cows and calves.

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.

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