



1225 Pindari Dam Road, Ashford

rdr. real estate



## RURAL GETAWAY WITH RIVER FRONTAGE

This property is the ultimate private retreat for nature lovers, adventurers, those seeking a hunting block, or a base for weekends away with private camping areas and a cabin already set up.

AREA: 236.7 ha (583 ac) Freehold.

Inverell Shire Council Rates: \$750 p.a. Northern Tablelands LLS.

SITUATION: 5km from Pindari Dam, 20km from Ashford, 54km from Inverell, 91km from Texas (NSW/QLD border).

Located in the heart of great fishing country, being approx. 90 minutes from Copeton Dam and close to 5 river systems.

SERVICES: Power available. Phone. Central school at Ashford, Primary and Secondary schools at Inverell. Garbage collection weekly. Air services from Inverell to Brisbane & Sydney. Rail services from Moree, Armidale, Tamworth. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Hilly. Altitude: 450m - 600m ASL.

SOIL: Trap.

TIMBER: Iron bark, Gum, Pine.

WATER: 2 dams. Frontage to Severn River.

RAINFALL: 733mm (29 inch) p.a.

FENCING: Not stockproof.

2 1 236.70 ha

Price	\$590,000
Property Type	Residential
Property ID	1313
Land Area	236.70 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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IMPROVEMENTS: 2 bedroom cabin with power (generator needed).

Outdoor kitchen with skillion, separate bathroom, gas water heater.

Open, flat roof shed.

Building entitlement.

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