



3181 Bonshaw Road, Bonshaw

rdr. real estate



MODERN RURAL RETREAT ON 203HA

AREA: 203.68 ha (503 ac) Freehold.

Inverell Shire Council rates: \$1580 per year. Northern Tablelands LLS.

SITUATION: Located near the NSW/QLD border, approx. 8km from Bonshaw, 30km from Texas, 41km from Ashford, 100km from Inverell, 216km from Toowoomba.

SERVICES: Power. Phone. Primary school at Bonshaw, Central school at Ashford, Primary and Secondary schools at Inverell. Air services from Inverell, Moree and Toowoomba. 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. Altitude: 320m – 370m ASL.

SOIL: Red clay and trap soils.

ARABLE AREA: 32ha (80ac).

TIMBER: Iron bark.

WATER: 2 dams. Spring Creek. New bore (42m deep, 9,000L/min) reticulates to house and all paddocks. Troughs in all paddocks. 4 x 5,000gal rainwater tanks.

RAINFALL: 653mm (25 inch) p.a.

🛏 3 🚿 2 📏 203.68ha

Price	\$1,195,000
Property Type	Residential
Property ID	1468
Land Area	203.68 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

FENCING: 3.2km new fencing, with the balance in good condition. 5 paddocks.

IMPROVEMENTS: Modern 3 bedroom (or 2 bedrooms plus office) home features reverse cycle air conditioning throughout, ceiling fans, and a wood heater. Light-filled and open plan lounge, dining and kitchen includes a dishwasher and great bench space. The main bedroom offers a walk-in robe and ensuite, while bedroom 2 has a built-in robe. A large verandah provides an inviting space to relax and enjoy the rural setting.

MACHINERY SHED: Powered machinery shed with 3 containers.

STOCK YARDS: Steel cattle yards with vet crush and ramp.

CARRYING CAPACITY: approx. 70 cows and calves.

Note: Photos taken in drought conditions.

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.