



369 Toolimbah Road, Warialda

rdr. real estate



MOUNT TOOLIMBAH

AREA: 520.46 ha (1,285.5 ac) Freehold.

Gwydir Shire Council Rates: \$1,571 p.a. North West LLS.

SITUATION: approx. 13km from Warialda, 22km from Gravesend, 41km from Delungra, 73km from Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Warialda & Inverell. Air services from Moree & Inverell. 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: 350m-520m ASL.

SOIL: Black and red basalt, with a small amount of sand.

ARABLE AREA: 149ha (370ac).

PASTURE DEVELOPMENT: Vetch, arrowleaf clover.

TIMBER: White box, Kurrajong, Iron bark, Wilga.

WATER: 10 dams. Bore to house & 6 troughs – 120ft deep with 7KV generator running sub pumping 1200L/hr.

RAINFALL: 788mm (31inch) p.a.

FENCING: Stockproof to good condition. 7 paddocks.

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Price	\$1,600,000
Property Type	Residential
Property ID	1472
Land Area	520.46 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

IMPROVEMENTS: 3 bedroom, 2 bathroom brick home with full wraparound verandah and amazing views. Open lounge, dining and kitchen area with reverse cycle air conditioning, ceiling fans, island breakfast bar, and great storage. Second living room. Main bedroom contains walk-in robe and ensuite. Office or 4th bedroom. Main bathroom contains shower, freestanding claw-foot tub and double vanity. European laundry. Built approx. 2016. House is plumbed to 50,000L rainwater storage and bore water.

Small 120 year old cottage, in need of renovation.

MACHINERY SHED: 24m x 7m machinery shed. 30m x 20m lock-up shed with power and one-third concrete floor.

STOCK YARDS: Steel cattle yards with vet crush, ramp and calf cradle. Horse arena and sand round yard.

CARRYING CAPACITY: Owner estimates 60 cows and calves + background steer, with the opportunity to increase.

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