

Sold



Inverell



AVONDALE

WATER - WATER - WATER! 247.7 ha (612 ac) offering 4km Frontage to the Gwydir River. Fully restored gracious 3 bedroom family home boasting a fantastic entertainers kitchen. Beautiful sweeping verandahs. Alluvial River Flats. Excellent outbuildings.

AREA: 247.7 ha (612 ac).

Uralla Shire Council Rates: \$2,117.05

Northern Tablelands LLS

SITUATION: 50 km from Inverell, 7 km from Bundarra and 100 km from Armidale.

SERVICES: Power. Phone. Mail 3 times per week. 3km to School Bus serviceing Bundarra Central School as well as primary and secondary schools in Inverell. Air and rail services from Armidale to 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: Alluvial river flats to gently undulating. Altitude: 620m to 670m ASL.

3 1 247.70ha

Price	SOLD
Property Type	Residential
Property ID	186
Land Area	247.70 ha

Agent Details

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Office Details

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rdr. rural district residential
real estate

ARABLE AREA: Minimum 124ha (306ac).

SOIL: Quality alluvial river flats, semi alluvial loam to intermediate soil and small area of granite with part ironstone.

PASTURE DEVELOPMENT: Predominately native perennial grasses with some kikuyu and sub clovers. Fertiliser has been applied in past years.

TIMBER: Shade timber with river gums and oaks along the Gwydir River. Yellowbox, stringybark, apple and ironbark across grazing land.

WATER: 4km frontage to the Gwydir River. Pump on river, pumping to a holding tank, reticulating to 9 troughs. Dams in all major paddocks.

RAINFALL: 700mm (27.6 inches)

FENCING: Boundary fencing is older but stock proof.

Subdivided into 8 cultivation and 8 major grazing paddocks. All with new steel gates and connecting onto a laneway to cattle yards. Plain and barb electric, mostly new, in good order.

IMPROVEMENTS: Weatherboard homestead, renovated throughout, comprising of 3 spacious bedrooms. Beautiful modern kitchen with stunning rural views, slow combustion oven and stove as well as an electric oven and gas cooktop. Large original lounge room, formal dining and office. Tastefully renovated bathroom. Laundry with shower and second toilet. Covered open verandahs and rear timber deck for entertaining. Landscaped gardens and hot house. 18 Solar panels to reduce your electricity bill. 3 x 5,000gal rain water tanks.

MACHINERY SHEDS: Steel frame 96m² machinery shed with bare floor, centrally located.

Steel frame 140m² plus mezzanine, utility shed under construction.

Steel frame 100m² feed shed with part raised timber flooring and undercover cattle feed trough.

Timber frame 21m² workshop with bare floor and power connected.

GRAIN STORAGE: 2 metal self-entering cone base silos.

CATTLE YARDS: Modern steel panel yards with covered race, loading ramp, crush and weighing box.

CARRYING CAPACITY: 140 cows and calves with use of 'Take' country along river as well as improved pasture and fodder crops.

Talk to one of the friendly team at rdr today to book your private inspection of this productive property. Inspection is highly recommended. Don't miss it.

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www.rexdaleyrealty.com

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