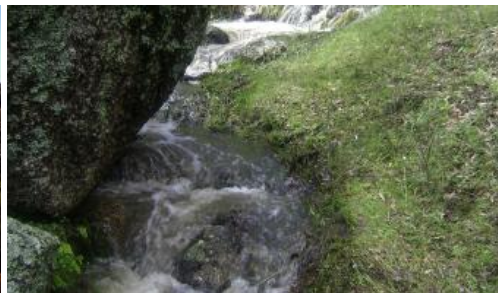


Sold



748 Wearnes Road, Bundarra



BIDE-A-WEE

EXCLUSIVE AGENT

AREA: 54.65 ha (135 ac) Freehold.

Gwydir Shire Council Rates: \$750.97 p.a.

Northern Tablelands LLS.

SITUATION: 28 km from Bundarra, 70km from Inverell.

SERVICES: Power. Phone. Mail 2 times per week. School Bus at front gate. Primary and Secondary schools at Bundarra. Air and rail services from Inverell/Armidale to Brisbane & Armidale/Tamworth/Moree 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: Undulating.

ALTITUDE: 540m – 780m ASL.

SOIL: Granite.

TIMBER: Cypress pine, stringy bark, iron bark.

WATER: 4 dams – 2 spring fed.

RAINFALL: 711mm (28inch) p.a.

FENCING: Good to very good condition.

🛏 5 🌳 2 🚗 3 📏 54.65 ha

Price	SOLD
Property Type	Residential
Property ID	386
Land Area	54.65 ha

Agent Details

Wally Duff – 0427 546 146

Office Details

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



IMPROVEMENTS: 3 bedroom, 2 bathroom home with large kitchen/dining area with combustion wood stove plus large gas stove/oven. Air conditioned for the summer heat. Wood stove in lounge room for winter. Surrounded by a large veranda on 3 sides, with external doors to 2 bedrooms, lounge room, office and kitchen. The cellar under the house is an asset to this home. The many fruit trees and vegetable gardens supply an abundance of produce. 2 bedroom granny flat is an unfinished project and needs some TLC. Electricity is connected to house, sheds & granny flat. Main house has fully fenced yards with orchard, vegetable gardens, chook pen, pig pen and 3 car ports. 9 large water tanks – capacity of 150,000 litres total.

MACHINERY SHED: Large work sheds, including a 20' lockable container, undercover with electricity.

STOCK YARDS: Stockyards with loading ramp.

VENDOR COMMENTS: This property has the potential for extra income from the hundreds of xantheria's and granite rocks/slabs on the land.

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.