

Sold



82 Tienga Road, Bundarra



## HORSE FACILITIES, SPACIOUS HOME & SHEDS!

AREA: 55.53 ha (137 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 9km from Bundarra, 40km from Inverell.

SERVICES: Power. Mobile phone, landline, wireless NBN. Mail 3 times per week. Primary and Secondary schools at Bundarra & Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale & Tamworth.

Saleyards at Armidale & Inverell, 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: Flat to undulating. Altitude: 670m - 690m ASL.

SOIL: Trap.

ARABLE AREA: 44.5ha (110ac).

TIMBER: Yellow box & Iron bark.

WATER: 3 dams. 3 x 25,000L rainwater tanks. 10,000L rainwater tank.

RAINFALL: 802mm (32inch) p.a.

FENCING: Good condition. 7 paddocks.

IMPROVEMENTS: 3 bedroom, 2 bathroom homestead. Open plan lounge, dining and kitchen with wood heater, dishwasher, abundant storage and great bench space. 2nd living area with reverse cycle air conditioner. All

 3  2  8  55.53 ha

**Price** SOLD for \$880,000

**Property Type** Residential

**Property ID** 1023

**Land Area** 55.53 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
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real estate

bedrooms with built-in robes, and master bedroom with ensuite, walk-in robe and reverse cycle air conditioner. Office/4th bedroom. North facing timber verandah plus large covered entertainment area at rear of home. Dog yards and chook pen.

MACHINERY SHED: 12m x 8m lock-up Colourbond shed. 19m x 7m (5 bay) steel shed with lock-up workshop.

HORSE FACILITIES: 10 horse yards with wash bay. 22m x 10m barn-style 7 stable complex with room for gooseneck or truck. Hay & tack area.

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.

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