



## 135 Burundah Drive, Warialda



### ENJOY THE "LONG VIEW"

AREA: 117.36 ha (290 ac) Freehold (subject to survey).

Gwydir Shire Council. Northern Tablelands LLS.

SITUATION: 5km from Warialda.

SERVICES: Power – 12.5kva diesel generator. 240V power available. Phone. Primary and Secondary schools at Warialda. Air and rail services from Moree to Sydney; Inverell to Brisbane & 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: 390m - 485m ASL.

SOIL: Red clay.

ARABLE AREA: 89ha (220ac).

TIMBER: White box, Iron bark.

WATER: 4 dams, 8 troughs, 3 x 5,000gal tanks. Water supply from Burundah Drive Bore Scheme- \$1500per year.

RAINFALL: 876mm (31inch) p.a.

FENCING: Boundary: good to new. Subdivision: mostly new. 7 paddocks.

IMPROVEMENTS: 1 bedroom, 1 bathroom shed-house with open plan living and great views to the east and south.

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Price	\$1,490,000
Property Type	Residential
Property ID	1089
Land Area	117.36 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



MACHINERY SHED: 20m x 10m machinery shed.

STOCK YARDS: Steel cattle yards.

Property has the potential to be subdivided into 20 rural blocks, subject to DA approval.

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