



58 Muirhead Street, Bundarra

rdr. real estate



## WELCOME TO "MUIRHEAD HEIGHTS"

AREA: 21.48 ha (53 ac) Freehold.

Uralla Shire Council Rates: approx. \$1910 p.a. Northern Tablelands LLS Rates: \$220 p.a.

SITUATION: Outskirts of Bundarra, 47km from Inverell, 72km from Uralla, 78km from Armidale.

SERVICES: Power. Phone. Central school at Bundarra, Primary and Secondary schools at Inverell. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla & Armidale. 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: 660m - 680m ASL.

SOIL: Trap.

TIMBER: White box.

WATER: Town water. 4 dams. 3 troughs. Approx. 20,000gallons rainwater tank storage.

RAINFALL: 800mm (31.5inch) p.a.

FENCING: 6 paddocks.

IMPROVEMENTS: Very comfortable 3 bedroom brick home with ducted

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Price	\$875,000
Property Type	Residential
Property ID	1093
Land Area	21.48 ha

### Agent Details

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### Office Details

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evaporative cooling and underfloor heating throughout. Modern kitchen with dishwasher and an abundance of storage. Large lounge and adjoining dining rooms enjoy picturesque semi-rural views. Built-in robes to all bedrooms. Spacious rumpus room. Separate office with built-in desk ideal for working from home or studying. Large bathroom with shower, timber vanity and separate toilet. Solar system with near-new inverter.

Self-contained 1 bedroom granny flat with kitchenette, reverse cycle air conditioner, and disable/elderly friendly bathroom.

Weekends and holidays will be spent on your paved entertainment area with pizza oven, and in your Zodiac magnesium pool (11.5m x 3m) and spa. The fenced house yard is safe for kids and pets.

Large chook run with orchard. 18m x 4m covered veggie garden.

MACHINERY SHED: 20m x 8m (6 car) garage with 2m x 2m cool room & 10kw solar system. 14m x 4m skillion. 10m x 4m caravan skillion. 20m x 14m powered lock-up workshop.

GRAIN/FODDER: Feed shed.

STOCK YARDS: Steel cattle yards with milk shed.

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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