



164 Yammacona Estate Rd, Delungra, Inverell

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## SPRING CREEK: SENSATIONAL VIEWS & SERENITY

Welcome to "Spring Creek", a peaceful retreat on 61.16ha (151ac). Whether you're wanting to expand your farming ventures or simply enjoy the serenity of rural life, this property has what you're looking for.

This charming cottage radiates warmth and comfort. The layout includes a lounge room, foyer/dining with wood heater, kitchen, 3 bedrooms, an office, 1 bathroom, and evaporative cooling. Lie in the claw foot bathtub and soak in the ambiance of this rural location, listening to the peaceful sounds of nature.

Imagine sitting on the wraparound verandah, sipping on a morning coffee or afternoon beverage, drinking in the picturesque views and watching the visiting wildlife.

Around the home, the grounds are flat and cleared, perfect for a game of cricket or kicking a footy around. Low-maintenance gardens, established trees and an array of fruit trees (orange, mandarin, fig and lemon) complement the cottage-feel. Pet-friendly yard adjoins the home.

The whole property is well fenced, has electric strand on most of the internal fencing and is divided into 4 paddocks.

Water is a feature of "Spring Creek", with 1 bore (tested and drinkable), 3 dams, 1 working windmill, 21,000L tank storage, and a secondary creek that runs along the full boundary. Throughout the 2018-2020 drought, this property did not run out of water.

2 bay car garage with concrete floor houses the off-grid solar system. Other

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<b>Price</b>	\$720,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1189
<b>Land Area</b>	61.16 ha

### Agent Details

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improvements include a 2 bay tractor shed, and a small, rustic shearing shed with yards.

Other information: sandy and black soils, mostly flat with some undulating areas, native timbers, phone and internet service available, and mail 3 times per week with the mail box 1.5km down Yammacoona Estate Road.

For shopping essentials and schooling, "Spring Creek" is situated approx. 24km Delungra and 29km from Warialda, or travel 56km to the larger town of Inverell for more amenities.

Offering a great place to enjoy the peace and quiet that living in the bush provides, this property is suitable for lifestyle, equestrian, or general farming business.

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