



390 Gwydir River Road (TORRYBURN), Bundarra

rdr. real estate



### NEW ENGLAND WEEKENDER

Whether you're dreaming of starting your own farm, establishing a weekend getaway, or simply enjoying the peace and quiet of rural living, this property has endless possibilities.

AREA: approx. 28.73 ha (70.9 ac) Freehold.

Uralla Shire Council Rates: approx. \$800 pa. Northern Tablelands LLS.

SITUATION: 32km from Bundarra, 48km from Uralla, 66km from Inverell, 66km from Armidale.

SERVICES: Power: Off grid solar system with back-up generator. Phone & Internet: Telstra Cel-fi booster. Central schools at Bundarra & Uralla, Primary and Secondary schools at Inverell & Armidale. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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: 680m-705m ASL.

SOIL: Trap.

TIMBER: Gum, Stringy bark.

WATER: 1 dam. 750m frontage to Gwydir River & Roumalla Creek. 7,000gallon rainwater tank.

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<b>Price</b>	\$490,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1252
<b>Land Area</b>	28.73 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

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RAINFALL: 942mm (37inch) p.a.

FENCING: Very good, all ringlock. 3 paddocks.

IMPROVEMENTS: 1 bedroom cottage with kitchenette, wood heater, ceiling fans, 1 bathroom, gas hot water, fully furnished (walk-in walk-out furniture). Attached workshop.

Cottage not Council approved, no building entitlement for property.

Daihatsu Rocky ute.

STOCK YARDS: Steel and timber yards with crush and loading ramp.

CARRYING CAPACITY: 15-20 young cattle.

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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