



\$5,495,000

**'SANDY KNOWE' 3911 BUNDARRA RD
INVERELL**

<https://johnmair.com.au>

- 8 beds
- 3 baths
- Rural Property
- 1246 acres

Grazing, farming, fattening & subdivision potential!.

Basics

Date added: Added 9 months ago

Bedrooms: 8 beds

Car: 2

Category: Rural Property

Bathrooms: 3 baths

Area, acres: 1246 acres

Property Information



Location Details: Located 5.5kms South of Inverell.

Description of Country: Undulating.

Improvements: 1800's 5 bedroom cottage & 2nd 3 bedroom cottage.

Yards: Cattle yards.

Number of Paddocks: 17

Land Use & Soil: Red/black basalt soils & mixed soils.

Average Rainfall: 30 inches.

Other Improvements: Various sheds & machinery shed.

Fencing: Good to fair condition.

Timber: Box, apple & gum.

Water / Irrigation

Water Supplies: Town water available, reticulated troughs, springs, numerous dams & double creek frontage.

Crops / Pastures

Crops: 435 acres cultivation with crop rotation.

Pastures: Numerous fodder crop & livestock fattening potential.

Regional Facilities

Nearest Regional Centre: 5.5kms to Inverell, that offers a large range of retail business & shopping potential.

Nearest Town: Inverell

Agriculture: Bindaree Beef, Boss Ag, Pet Food Industry, numerous companies & industries, Inverell Regional Livestock Exchange.

Mail Service: Mail service everyday.

Road to Property: Sealed road on Bundarra Rd & Old Bundarra Rd, gravel rd on Swenkes lane.

Ambulance: Inverell.

Central Business District: Inverell CBD, 5 Minute drive.

Distance From Town: 5.5kms

Air Service: Inverell, Moree & Armidale, private airline service at Inverell.

Schools: Inverell primary & secondary schools.

Hospital: Inverell District Hospital.

Possession



Type: R5 Large Lot Residential & RU1 Primary Production.

Possession: Vacant

Shire / District Council: Inverell Shire Council - Rates \$6200.00 per annum.

Livestock

Livestock Carried: Cattle & sheep

Total Livestock Capacity: 100 Cows & Calves or 1000 dry sheep, (conservative estimate).

