



388 Stratton Road, GUYRA, NSW 2365

"Ynysybwll" Suitable For All

66.77 hectares, 165.00 acres

Located 25km west of Guyra is this magnificent farm with excellent improvements and some of the heaviest soil in the district. It is 165 acres of gently undulating to level flat basalt country fully pasture improved. There is an articulated watering system and several dams. Fencing is in excellent condition with electric wire added as well. Structural improvements include a 4-bedroom homestead with 3 bathrooms, kitchen, formal dining, lounge room, sunroom and attic. There is a two-stand shearing shed, garage/workshop, tennis court, machinery shed, sheep and cattle yards, horse stables and round yard.

Offering an opportunity to purchase a blue-ribbon property just 65 km from Armidale and 70 km from Inverell. Perfect for the grazier, the farmer, the horse enthusiast or just for the lifestyle and serenity. Don't hesitate to call for an inspection as you won't be disappointed.

Auction to be held at Guyra Bowling Club 11am Wednesday March 15, 2023

- Land Area 66.773131 hectares
- Bedrooms: 4
- Bathrooms: 3

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P106457

AUCTION DETAILS

11:00am, Wednesday
March 15th, 2023

CONTACT DETAILS

Armidale
97-101 Faulkner Street
ARMIDALE, NSW
02 6775 4500

Mark Atkin
0455 310 657

HOMESTEAD

Bedrooms	4
Bathrooms	3





