



631 Glenelg Road, BUNDARRA, NSW 2359

LOW COST GRAZING PROPERTY WITH PLENTY OF UPSIDE

451.60 hectares, 1,115.90 acres

Located just 16km* from Bundarra and 55km* from Barraba, this versatile rural holding offers a mix of open grazing country, timbered areas and hills across a substantial landholding. Covering approximately 451.6 hectares* or 1115.92 acres*, the property features gently sloping grazing country through to timbered and hillier areas, providing a balance of productive land and natural country. Timber is generally a mix of ironbark, yellow box and apple gums. Soil is predominantly granite and trap rock.

Bundarra itself has an average annual rainfall of 30 inches, with Coleen well watered via 12 dams (some spring fed), the spring fed Keera Creek as well as an older unequipped bore. Infrastructure includes a 4-bay hay/storage shed, an older run down 3 bedroom cottage and second smaller cottage, and an original shearing shed. The property also presents potential as a recreational or hunting block, with a strong presence of deer, pigs and goats throughout the area.

Key Features

- 451.6ha* (1,115.92 acres*) rural holding

TYPE: For Sale

INTERNET ID: L39779370

SALE DETAILS

\$1,150,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

- 16km* to Bundarra, 55km* to Barraba
- Approx. 145km north of Tamworth
- Gently sloping grazing country with timber and hills
- Approx. 30" average annual rainfall
- Previously running approx. 2,600 sheep and 90 cattle
- 12 dams with several spring fed
- 4-bay hay/storage shed
- Older 3-bedroom cottage (in need of repair)
- Second smaller cottage (in need of repair)
- Original shearing shed

A great opportunity for someone to come in and develop and restore 'Coleen' to its former glory, there is a great opportunity to acquire a property with some scale at a reasonable price. Offered for genuine sale, with offers considered. For further information or to arrange an inspection, contact Riley Gibson on 0417441688 or Douglas Manning on 0428370356.

- Land Area 451.6 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1



