

703 Dangarsleigh Rd "Sun Valley" Armidale, NSW

Sun Valley 845.5 acres of pure potential

Price : SOLD

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An exclusive opportunity to secure a highly productive large holding, located just 7km from the vibrant city of Armidale. Currently being run as a profitable grazing property, the rich quality soils and secure water offer numerous possibilities. Sun Valley Aggregation currently consists of 4 separate properties over 7 lots, all with road frontage and 3 additional housing entitlements, presenting a very real further future subdivision potential and an excellent long term investment.

Area & Tenure:

Total 342.1 Ha (845.5 Ac)* Freehold

Situation:

Located 7 km south of Armidale, 35 km from Uralla and 120 km from Tamworth.* 703 Dangarsleigh Road.

Description of Country:

Highly productive mixed grazing country with scattered trees for livestock shade and shelter. Well balanced pasture with improved species of grasses predominantly including Phalaris, Cocksfoot & Ryegrass. Sub and white clovers along with some natural grasses. Ideal for a stud cattle operation/fat lambing/wool production/cattle fattening plus equine activities.

Cultivation:

Fertile gently undulating basalt country being approximately 90% arable. With potential to produce high yielding crops and lucerne. Predominantly chocolate, red and black basalt with small areas of ironstone.

Water:

Water is a feature of the property with a reticulated water system from a bore (30WA308103) to header tanks and gravity fed to cement troughs in all paddocks. There are additional dams, one oversized and semi-permanent Powers Creek through the property.

Solar bore â€" 45 meters deep with water at 32 metres*.

1 x 32,000 gal (144,000 L) tank with poly liner

Plus additional rainwater and bore water tanks.

Fencing:

Subdivided into 37 paddocks with fencing in good condition. Consists of a combination of barb, plain, electric and some netting. Armidaleâ€™s average annual rainfall is 750mm (30â€•).

Homestead:

Exceptional 2 storey, 6 bedroom, 3 bathroom homestead with picturesque views over the countryside. Modern kitchen with island bench joining the open plan living area leading to outdoor entertaining area. Upstairs oversized master bedroom with retreat area, dressing area, walk-in robe, bathroom and extensive verandah.

Features of the home included but are not limited to; Lopi slow combustion heater, St George gas cooktop, dual AEG electric ovens (one pyrolytic) and dishwasher, heated flooring, 3 bathrooms plus 2 additional powder rooms. Double garage with internal access, pizza oven, Plane Tree lined driveway, irrigated garden with established trees, veggie patch and expansive dog yard.

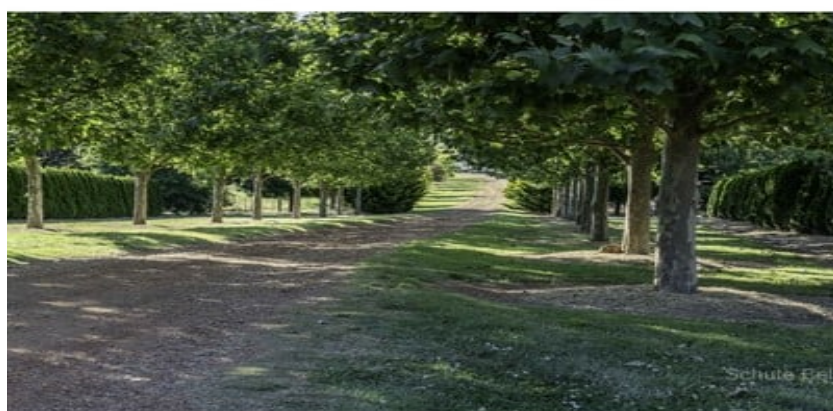
Other Structural Improvements:

Workshop â€" steel frame, enclosed and partial concrete flooring. Benches, single phase power, semi mezzanine storage plus 20 foot shipping container (power connected).

Grain silo - 1 x 35 tonne Leon Cook cone bottom. 1 x flat bottom silo.

2 x Fuel tanks 1,200L and 1,000L

Hayshed/Storage shed â€" Colorbond, with power and 2 internal stables.



Yards:

Steel cattle yards with undercover working area, handling race and work platform, RPM Ultimate crush and scales with new reader, round drafting yard and race. Undercover lined stalls/stables. 5 troughs, 2,000 L* tank and B Double access. Sheep yards â€œ Near new, national stock yard system

In Subdivision:

703 Dangarsleigh Road â€œ 61- 64/4356 (161.86 Ha/400 Ac*)
Additional subdivision potential STCA on lots 61 â€œ 63 @ 32.37 Ha (80 Acres) Total 97.11 Ha* (240 Acres)
15 Dangars Falls Road â€œ 2/809402 (79.79 Ha/197 Ac*)
85 Dangars Falls Road â€œ 70/4356 (56.66 Ha/140 Ac*)
149 Dangars Falls Road â€œ 71/4356 (43.86 Ha/108 Ac*)

Features:

- Prime New England farming and grazing
- Comprising of 4 properties with additional subdivision STCA
- Located just on the outskirts of Armidale
- First class infrastructure
- Fertile Basalt soils
- Excellent water
- Prominent 6 bedroom homestead
- Well fenced with laneways
- Sizable holding to suit Grazing/Cropping/Equestrian activities

Remarks:

Sun Valley presents many opportunities for a successful purchaser. Its deep fertile basalts soils, strong pastures and reliable water make this property a wise choice. Sun Valley offers size and scope for a solid mixed farming operation with the option and security of downsizing or developing by existing subdivision. Quality working improvements complement the Sun Valley holding to maximise its effectiveness. The significant homestead of size and quality build sits as a dominant feature showing off impressive views over the property. Added to all of this, Sun Valley is located only 7 km from Armidale City providing excellent educational, health and retail facilities as well as a broad range of agricultural services.

*Approximate

Inspection by appointment only

Auction 17th February 11am - Armidale Services Club -
Dumaresq St Armidale

This information has been obtained from our vendors and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative

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