

Favourable location – Easy commute to Armidale

Price : SOLD

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Area & Tenure:
10.14 Ha (25 Ac)*

Situation:
13 kms south of Armidale.
"Kuranda Park" 319 Heathersleigh Rd, Armidale.

Description:
Gently undulating, fertile black and red basalt soils. Shelter belts of native trees. Predominantly improved pastures with a fertilizer history.
Approximately 75% arable.
Creek frontage to reliable Saumarez Creek and Burns Gully at the front of the property.
Water storage 135,000 litres in 5 tanks with the option to store fresh and or Saumarez creek water. Average annual rainfall of 750 mm (29.5").
Fenced into 8 main paddocks plus 3 holding paddocks and fenced driveway. Combination electric, hinged joint, plain and barb on boundary. Fencing described as moderate to stock proof.

Improvements:
5 bedroom (4 plus office) brick and hardiplank homestead. Situated centrally overlooking the property. Spacious master bedroom with ensuite and WIR, opening out on to the north east facing veranda. 3 bedrooms with built in robes. Separate lounge room, kitchen/dining room, laundry and spacious sunroom. combination of spilt A/C, wood heating and ceiling fans.
Outdoor entertaining area and double stone and cement garage. dog enclosure, wood shed.
6.5 kva solar power. Homestead is set amongst beautiful established landscape gardens and lawns.
- Machinery Shed – 3 Bay 18.4m x 11.6m - Power connected - 4 stables
- Workshop and lock up shed 8.6m x 13.7m - Power connected
- Separate office storage rooms 5.25m x 6.8m
- Bull Shed (In Cattle yards)
Steel Cattle/Horse yards - Loading ramp

Features:
- Favourable location – Easy commute to Armidale
- Very comfortable 4/5 Bedroom Home
- Manageable style of living
- Fertile Basalt Soils & secure water
- Well set up with sheds, stables & paddocks
- Ideal for specialty equine or stud cattle pursuits

Agents Comments:
Truly a picturesque property in a great location within easy reach of Armidale, a top regional centre.
Eye-catching from the front entrance leading to the homestead set amongst the tranquil surrounds. The homestead represents a very comfortable warm & inviting atmosphere, supported by a well set up infrastructure complementing the rest of the property. Being offered for genuine reasons.

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Gabriella Beaumont: 0429 607 047

Schute Bell Property
Cameron McIvor: 0429 900 118

Representative
Cameron McIvor Inspection by appointment only

Property ID 7506536

This information has been obtained from our vendor(s) and third parties to its accuracy. All information is provided only. We warrant that the information should be correct.

Schute Bell Property



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