

**254 Normans Road, Gunnedah, NSW 2380**

*Johnston Donoghue*

**Sold Other**

Tuesday, 15 August 2023

254 Normans Road, Gunnedah, NSW 2380

Area: 40 m2

Type: Other



Matt Davis

0419274476

## Contact agent

FOR SALE - Contact Matt Davis for a price guide. Escape to the peaceful charm of "Equid Acres", a sprawling 100-acre property just a 12 minute drive from Gunnedah and a short 2.7 km from Carrroll village. With Tamworth only 60 km away, this haven offers the perfect blend of tranquility and accessibility, easily reached via the Oxley Hwy with a smooth bitumen road to your gate. Enjoy the luxury of fertile soils and natural pastures that stretch as far as the eye can see. Dotted with native Gum shade trees, this open flat land is a canvas for your farming aspirations, offering endless possibilities. Picture your dream home on this idyllic landscape. A building entitlement with DA approval is ready and waiting, allowing you to get started with your build. Water is a highlight here, sourced from a windmill that fills an elevated tank. From there, gravity takes over, supplying water to stock troughs and taps across the property. There is also a set of steel cattle yards, with race, crush and loading ramp. The property is fenced with a central laneway system connecting 8 separate paddocks. The majority of the fencing is a mix of plain and electric strands, offering security for your horses and cattle. Don't miss your chance to own a slice of country paradise at "Equid Acres". Whether you're looking to farm, live, or invest, this is an opportunity to embrace the beauty of rural life. Reach out now to secure your country haven!