

415 Tudgey Road, Gunnedah, NSW 2380



Other For Sale

Wednesday, 12 June 2024

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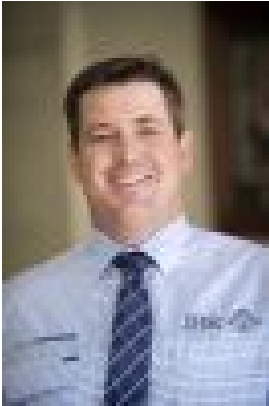
Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 331 m2

Type: Other



James Bradford
0427420172

FOR SALE BY EXPRESSION OF INTEREST

Welcome to "Sunny Uralba" 415 Tudgey Road, Gunnedah - first time offered in 34 years! A terrific grazing property that offers the perfect blend of comfort and rural living with a scenic outlook. Superbly located just 14km north of Gunnedah via the Kelvin Rd, the property features a home that has been built at the foothills of the iconic Nobby's Rock - with expansive scenic views over the Liverpool Plains. The home is set amongst established gardens and includes 3 bedrooms, bathroom, en-suite, lounge/dining, galley style kitchen, 2 x enclosed sunrooms & enclosed undercover entertaining area. The house is watered via several rainwater tanks and also via bore water. Other improvements at the house include a workshop with skillion for undercover parking, meat house with coolroom. Country: there is a total area of 331.43 hectares (818.9 acres), the country runs from gently sloping open grazing to timbered hill country. There is approximately 435 acres of open grazing country exhibiting an abundance of natural pastures, there is approximately 250 acres of the open country that has previously been farmed and may be suited to future pasture development. The hill country provides sheltered timber grazing with healthy Box trees, Kurrajong and Pine. Stock Water: the property is watered via a bore equipped with a Mono Solar pump that feed tanks and reticulates back to troughs in every paddock. There are also 5 dams on the property. Cattle Yards & Fencing: There is set of steel cattle yards, with race, crush, loading ramp and holding paddock, The yards are fed by laneways from the paddocks. The property has been fenced into 9 paddocks, with the fences on the open country presenting in stockproof condition. The property is recommended to run 30 cows and their progeny with far greater potential in good seasons. The property also has an existing gravel quarry that was previously used by the local council. The quarry is not currently licensed. Don't miss your chance to own this incredible property. Contact the selling agents today for more information and to arrange an inspection. The property is offered FOR SALE BY EXPRESSION OF INTEREST. Expressions of Interest close - Friday 28th June 2024 Selling Agents: James Bradford Rural - James Bradford 0427 420172 Pollock & Cummins - Ross Pollock 0428 421008