

Address available on request, Bonalbo, NSW 2469



Lifestyle For Sale

Saturday, 6 April 2024

Address available on request, Bonalbo, NSW 2469

Bedrooms: 2

Parkings: 3

Area: 44 m2

Type: Lifestyle



Amanda Johnson

POA

* This productive cattle property ticks all the boxes, is set on 44.62 ha or just over 110 acres and is mainly cleared.* Rich soil and a 48 inch annual rainfall, the property comfortably runs 20 breeder units, with room for improvement with good stands of hardwoods still available and good amounts of firewood.* There is 3 dams, one holds 5 megalitres, and there is springs that run through the property which is predominately sheltered valley country with escarpments running through with water holes, the area has a 48 inch annual rainfall.* Steel yards with loader and crush, darker productive soil, pasture improvements of paspalum, kikuyu and rhodes grass.* The property is boundary fenced - 4 strand barb and post, one side with electric standoff, small house paddock, 1 area is meshed fencing.* 37,500 litres of rainwater storage, a modest 2 bedroom cottage with a 3,5 kw solar system, kitchen, bathroom with shower, great house sites for those wanting to build their dream home (subject to submitting a DA with council).(more photos of cabin coming soon)* 3 bay open shed and lawn locker, great all weather access, position perfect located just outside the village of Bonalbo, around 1 hour to the Qld border on fully sealed roads.* Plant list available, can include cattle - walk in walk out - see agent for more details.* Property is 65kms from Casino NSW, Bonalbo has school, supermarket, hardware, chemist, hospital, cafe, pub, 9 hole golf course and more.