

**'Green Valley', Brideb Road, Bendemeer, NSW 2355**

*Elders*

## Lifestyle For Sale

Friday, 24 May 2024

'Green Valley', Brideb Road, Bendemeer, NSW 2355

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 85 m2**

**Type: Lifestyle**



Ben Green

0412100681

**\$1,150,000**

"Green Valley" is the type of lifestyle block that is often sought, and seldom found. Sounds cliché I know - but check out what is on offer here - beautiful landscape, private location at the end of a country lane, minutes to a village with great pub, half hour commute to Tamworth, district views, well established infrastructure, weekender style accommodation, and dwelling permissibility to build your dream home. - 85.2 hectares or 210.5 acres - Situated 39 km north-east of Tamworth and just 5 km from Bendemeer village (general store, Bendemeer Hotel and primary school) - Undulating open grazing slopes (50%) to sheltered hill grazing (50%), granite derivative soils, predominantly easterly fall providing protected growing environment - Excellent shade and shelter timber including Box, Gum, Apple, Stringybark and Kurrajong - Securely fenced into 10 paddocks, being either hingejoint or netting, suited to sheep or cattle - Carrying a good body of feed, lower slopes fertilised approx. 5 years ago - Excellent water from 7 spring fed dams and spring fed gullies - Very comfortable self-contained two bedroom cabin including kitchen with slow combustion wood heater, bathroom/laundry, lounge and screened sunroom. Powered by 240V generator and 12V solar system - Vintage caravan with basic amenities - Orchard, vegetable garden, chook yard, fernery, rainwater storage tanks - Two machinery sheds (three bay & two bay); steel container with 2 x skillion bays - Steel sheep & cattle yards with covered crush and drafting race, adjoining holding paddocks - 2nd self-contained cabin on secluded site with bedroom, kitchen, bathroom, living area and garage. Nearby enclosed yard and shedding ideal for pets, chooks etc. - The property has permissibility for the erection of a dwelling, subject to Council consent. Numerous building sites available with elevated paddock and district views. All the infrastructure is already here, live in the cabins whilst you build! Inspections are strongly recommended, by appointment with the exclusive selling agent.