

'Nundah' 8456 Kamilaroi Hwy, Gunnedah, NSW 2380 

## Mixed Farming For Sale

Friday, 2 February 2024

'Nundah' 8456 Kamilaroi Hwy, Gunnedah, NSW 2380

Bedrooms: 4

Bathrooms: 2

Area: 76 m2

Type: Mixed Farming



Gavin Beard  
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Maddy Teague  
0417542490

## **Auction Wed 13 March**

'Nundah' presents an ideal opportunity for horse enthusiasts, positioned an hour west of Tamworth and just 10 minutes south of Gunnedah in the township of Curlewis. This property is set up and ready to go with a two storey stable complex and renovated 4 bedroom home - just move in and enjoy! Auction Price Guide: \$1,300,000-\$1,500,000 Country: 76ha / 187ac of flat red and chocolate soils. Infrastructure: • 20m x 12m stable complex that includes 4 fully enclosed steel and rubber horse stables, 4 day yards, a lockable tackroom and upstairs area. • Set of steel cattle yards with loading ramp • 3 bay open garage • 1 bay lockable garage with cement floor Accommodation: • 4 bedroom weatherboard homestead with modern kitchen, wrap around verandah and polished timber floors. • Main bedroom features ensuite, WIR and double doors opening out to the verandah • There is also a pergola/BBQ area off the house along with a kids cubby house and play area. Pasture Development: • 5 main paddocks with the house paddocks being sown down to mixed native and tropical pastures. Water: • 1 dam • Un-equipped bore • Trough reticulation system • 180,000 litres of stored rainwater Online auction to be held Wednesday 13th March, 10:00am via AuctionsPlus. Property inspections are strictly by appointment only with the exclusive conjunctional agents below. Nutrien Harcourts Scone Gavin Beard: 0438 452 810 Maddy Teague: 0417 542 490 and Robertson Real Estate Gunnedah Lauren Robertson: 0413 147 844