

**198 Kelvin Road, Gunnedah, NSW, 2380**



**Rural For Sale**

Monday, 28 October 2024

198 Kelvin Road, Gunnedah, NSW, 2380

Type: Rural



Richard Gallen

## **BEST OF BOTH WORLDS**

"Runnymede", 198 Kelvin Road is perfectly located in an idyllic rural setting, only 2 kilometres from the Gunnedah CBD.

The perfect lifestyle block with your own Namoi River frontage and the convenience of all the town benefits.

- 57 hectares (140 acres) of heavy alluvial soils
- Property has mostly been run as a cattle fattening enterprise, however the heavy soil types lend itself to most intensive commercial cropping
- Stockproof fencing
- 2 sets of steel cattle yards
- Hay shed, four bay machinery shed, double garage and workshop shed and donga used as an additional office, storage, studio or teenagers retreat
- 2 excellent water bores, one solar and one electric. Water at shallow levels
- Water Storage capacity 40,000 gallons (90,800 litres)
- Numerous stock water troughs
- Comfortable 3-bedroom home, one bathroom, open-plan kitchen, living and dining with extra living room stepping out onto the deck overlooking your own rural scenery
- Mail and school bus at front gate

More than a hobby block, this property could become an extra income producer if so desired.

Open Home times to be announced on our website.

Expression of Interest Closing Date: 27th November, 5pm. Forms can be provided as requested.

For more information, please call the LJ Hooker Gunnedah Sales team on 02 6742 6767.