



## 262 Gunnalong Rd, Bendemeer



### GUNNALONG BENDEMEER (DECEASED ESTATE)

**SITUATION:** 54km from Tamworth on New England Hwy. School bus at highway to Tamworth & Bendemeer. Mail 3 times per week. Weekly sheep & cattle markets in Tamworth with daily flight to Brisbane & Sydney from Tamworth.

**AREA:** 961.3 ha (Approx 2375ac)

**COUNTRY:** The property runs from good soft undulating country to some steeper timbered country. Predominantly granite soils rising to large granite boulders along the ridge lines. Small area of sandy loam soils along the creeks. Most of the property is good open granite grazing with light timber throughout. Some steeper timbered country on the northern end.

**CARRYING CAPACITY:** Ideally suited as a cattle breeding property that has carried up to 200 cows and calves under current ownership.

**WATERED:** The property has some 40 dams on the property as well as Rocky Gully runs right through the property. All paddocks have access to good water.

**RAINFALL:** 825mm area average

**FENCING:** Boundary fencing is predominantly netting which has only a small section that need replacing. Internal fencing is mostly conventional fencing which also has sections that need replacing, but generally in fair condition.

**IMPROVEMENTS:** Gunnalong homestead is of weatherboard, hardiplank & iron of 5br & 2 bathrooms. Also attached 1br self-contained flat. Other improvements include 3 sets of cattle yards & 2 sets of sheep yards, 2 stand shearing shed with skillion attached for mach shed, also 2 haysheds.

**REMARKS:** Gunnalong has been held in the same family for over 40 years and only now comes on the market to wind up the estate. This property has a lot of potential for further development with application of super and further pasture development. A well subdivided

📏 961.30ha

<b>Price</b>	SOLD for \$2,000,000
<b>Property Type</b>	Residential
<b>Property ID</b>	21
<b>Land Area</b>	961.30 ha

### AGENT DETAILS

Phillip Hetherington - 0428 680 028

### OFFICE DETAILS

Tamworth  
Shop 6, 19 Wallamore Road, Tamworth,  
NSW 2340 Tamworth NSW 2340  
Australia  
0267662901

**GARVIN & COUSENS**

property with plenty of water.

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