



**Winderbri, 416 Melrose Rd, Boggabri**



## FIRST TIME OFFERED IN OVER 60 YEARS


**Situation:** Situated approximately 31 km from Boggabri and 45 km from Gunnedah, this property is easily accessible via all-weather roads. Gunnedah, a thriving town with a population of around 13,000, lies at the heart of a fertile farming and grazing region. The town boasts a robust economy supported by agriculture, mining, and various service industries, and offers a wide range of sports and recreational facilities as well as weekly cattle sales. The school bus route is just 8 km away, and mail is delivered three times a week. The property is connected to 240v power.

**Area:** The property spans 690.9 hectares (approximately 1,707 acres).

**Country:** The land features gently undulating red loam soils transitioning to heavier basalt soils, with some stony areas. It is largely cleared for cultivation and grazing, with a central elevated ridge area, part of the Booboomarah Ridges, consisting of undulating timbered basalt soils. The soil composition varies from chocolate brown to red sandy loams near the ridge base, becoming heavier in the northern and southern sections. The property is dotted with timber, mainly Box, River Gums, Kurrajong, and some Pine. Last year, 600 acres were sown with crops. About two-thirds of the property has been left fallow for the past two years, promoting regeneration and providing abundant feed for livestock. Additionally, approximately 60 acres are sown with tropical grasses.

**Carrying Capacity:** The property has previously run up to 800 ewes and lambs, 150 cattle, and some cropping.

**Water Supply:** The property is well-watered with bores and dams. The main bore is equipped with a solar pump, supplying an 8,000-gallon tank and reticulating to stock troughs. A second bore with a jet pump powered by a petrol motor also pumps to this tank or a 5,000-gallon tank at the front of the property. A transfer pump at the woolshed moves water between tanks. At the front of the property, there is an unequipped bore and a mono pump in the dam that supplies the 5,000-gallon tank. Additionally, there are six dams and 2 km of frontage along Dunadee Creek.

 690.90 ha

<b>Price</b>	\$3,800,000
<b>Property Type</b>	Residential
<b>Property ID</b>	45
<b>Land Area</b>	690.90 ha

### AGENT DETAILS

Phillip Hetherington - 0428 680 028

### OFFICE DETAILS

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

**GARVIN & COUSENS**

**Rainfall:** The property is located in an area with an average annual rainfall of 24 inches.

**Fencing:** The property is divided into 13 main paddocks plus holding paddocks, with fencing primarily consisting of hinge-joint conventional fencing complemented by a hot wire.

**Improvements:** The main home is set in a private location with views over the northern side of the property, offering spectacular sunsets. It is a brick veneer house with three bedrooms, all with built-in wardrobes, and a rumpus room. It features evaporative and ducted air conditioning, as well as a large paved outdoor entertaining area. A second cottage on the property has two bedrooms and has been previously rented out.

The property includes shedding: a steel four-bay machinery/workshop, a hayshed, a two-stand woolshed, an 18m x 12m x 5m machinery/hayshed, and two storage sheds.

Functional steel panel cattle yards with a crush and ramp are also present. Rainwater storage includes a 22,500-litre tank and a 1,100-litre tank at the main house, a 9,000-litre tank at the cottage, and a 22,500-litre tank at the machinery/workshop.

**Remarks:** "Winderbri" is being offered for the first time in 67 years of family ownership. This is a unique opportunity to acquire a well-located property ideal for livestock or mixed farming operations.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.