



31 Old Bluevale Road, GUNNEDAH



## HIDDEN GEM MINUTES FROM TOWN

Your own piece of paradise set on 18 acres of river land just across the other side of the river. Perfectly located just 2kms from the CBD, you can have the peaceful country life you have always wanted whilst still being close to town at your convenience. This property offers you:

- 3 bedrooms all with built in wardrobes and fans
- Beautiful timber kitchen with views out to the gardens
- 8x12 metre shed with power
- 2 x stock and domestic bore
- Water license - 5 megs of irrigation
- 11 pappocks + the house yard
- Freshly painted throughout the home
- 2 x 5000 gallon storage tanks
- Town water

Small acreage properties with these features are very rare. Don't miss your chance to inspect the property that just keeps giving!

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.

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<b>Price</b>	\$570,000
<b>Property Type</b>	residential
<b>Property ID</b>	18
<b>Land Area</b>	18.00 ac

### Agent Details

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### Office Details

Gunnedah

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