

Sold



1349 Wandobah Rd, Gunnedah



## Rustic Charm

Boasting over 100 years of history, "Trelawney" accommodates a relaxed country lifestyle situated on 300 acres with 80 acres of grazing country and the remainder featuring 4WD , hunting, horse riding, bushwalking and lifestyle pursuits. Situated only 13km South of Gunnedah, nestled into an elevated hill side, the views North towards Gunnedah are truly spectacular. This property offers:

- 3 bedrooms all with ceiling fans and the master featuring an en-suite and reverse cycle air conditioning
- Spacious main bathroom with shower over bath
- Open plan kitchen, dining and living area featuring a wood fire, reverse cycle air conditioning and private study
- 3m wide verandahs surrounding the residence
- A double carport adjacent to the house, steel 6m x 3m storage shed, two secure watered aviary/ dog sheds

3 2 2

300.00 ac

Price	SOLD for \$595,000
Property Type	Residential
Property ID	366
Land Area	300.00 ac

### Agent Details

John Harford – 0408 607 880

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH  
NSW 2380  
02 6742 6677

and chook yard

- DA Approved for Subdivison – ( 200 acres with building entitlement – 100 acres with homestead and bore)
- DA Approved for the establishment of a Bed and Breakfast operation
- Reliable shared bore pumping 1,000 gallons an hour and one dam
- 2 x 20,000 litre rain water tanks and 1 x 20,000 litre bore water tank which gravity feeds to house and garden.
- The property is divided into 4 paddocks plus the house yard featuring watering points (most of the fencing has been renewed in 2012)
- 1.5 KW solar panels on the roof of the residence
- School bus directly to the front gate and mail deliveries three times a week



Contact the agent for property history guide & additional rural fact sheet.

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