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## PICTURESQUE PROPERTY â ABUNDANCE OF WATER

### 38 BRIDEB ROAD, BENDEMEER

This is one of those properties that gives you a vibe as soon as it comes into sight. New to the market is this fantastic 100 acre property that is immaculate from the front gate to the back fence. Just move in and make your own. Call us today to arrange an inspection.

**Sales Method:** Private Sale  
**Listing Number:** 0540  
**Price:** \$950,000.00  
**Property Type:** Hobby / Acreage  
**Land Size:** Approx 100 Acres - 40 Hectares

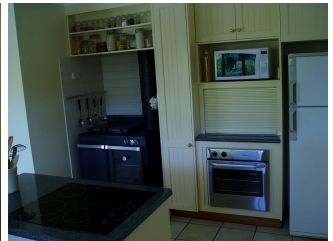
**Situation:** An easy 38km drive from Tamworth, 5km to village of Bendemeer which offers a service station, hotel, general store etc.

**Country:** Highly productive picturesque gently sloping and rolling grazing country with large shade and shelter trees. The property has fertilizer history with chicken manure applied every 2nd year.

**Water:** This property has an ample amount of water, 1 well with a Honda pump, 1 bore equipped with solar and another submersible bore powered by a 3 phase generator (generator not included in the sale), 7 good dams plus gravity fed water troughs. There is an enormous amount of rainwater storage totalling 265,197 litres! Water is absolutely a feature of this property.

**Fencing:** Well fenced into 7 main paddocks

**Improvements:** Immaculate brick veneer home that offers 3 bedrooms all with built ins plus a walk in robe to the master. Large office / 4th bedroom, 2 bathrooms, spacious lounge room, wood fire, ducted reverse cycle air con and a large open planned kitchen/dining/family area. Kitchen features include a modern wood stove plus a stainless steel electric oven and cooktop and a stainless steel dishwasher. Adjoining the house is 2 car garage with remote control access. With the house well set in an attractive garden added to the scenic view overlooking the property and down the valley, this propertyâs ambiance will make you never want to leave. **WORKING IMPROVEMENTS:** 12m x 20m enclosed shed with mezzanine, concrete floor & power â 10 KW back to grid solar panels; 18m x 8m open machinery shed / workshop with power; 7m x 12m Hay shed; Large set of all steel cattle yards; Chook house/yard



**Disclaimer:** The above information has been supplied to us by the vendor . We do not accept responsibility to any person for its accuracy and do no more than pass this information on . Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate .