



1550 Adam Scrub Rd, Delungra NSW 2403, Inverell



## 'Gulbraith' located productive Delungra district

Annabelle's Inverell is pleased to present 'Gulbraith'.

'Gulbraith' is located in the popular Delungra farming district, being only 18kms, Warialda 24kms and 56kms from Inverell township.

- Consisting of 2,193 acres / 888 hectares, Gulbraith is a productive framing grazing property with a mixture of quality black and sandy soils.
- Approximately 850 acres arable
- Property currently sown to millet & native grasses
- 12 paddocks
- Fully contoured
- New exclusion fencing other fencing hinge joint and barb.
- Timber is iron bark apple box and native gums.
- Property is well watered by 20 dams and bore with solar pump.
- 3 bay machinery shed
- 2 bay garage
- Cattle and sheep yards
- 2 stand shearing shed
- Lovely homestead nestled in landscaped gardens.
- 4 bedrooms
- Master bedroom with renovated ensuite.
- Functional country style kitchen
- Formal dining with wood fire and gas heating.
- Cosy lounge room.
- Glassed in verandah. ideal for entertaining.

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<b>Price</b>	\$2,600,000
<b>Property Type</b>	Rural
<b>Property ID</b>	222
<b>Land Area</b>	2,193.00 ac

### Agent Details

Annabelle Gleeson - 0411 854 689

### Office Details

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