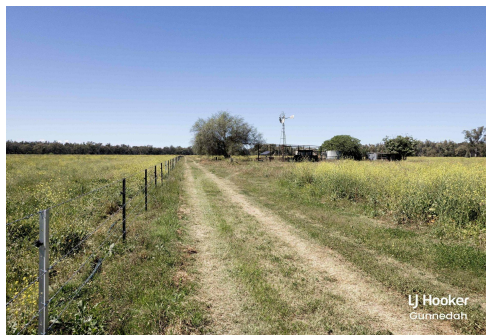




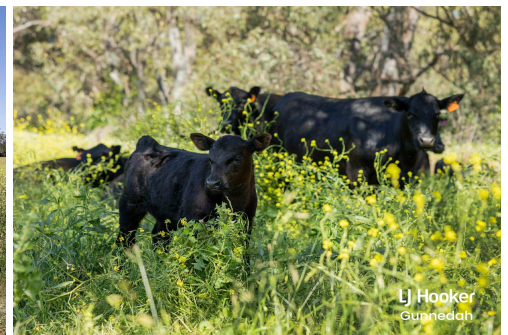
LJ Hooker  
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## Gunnedah, 198 Kelvin Road

### BEST OF BOTH WORLDS

"Runnymede", 198 Kelvin Road is perfectly located in an idyllic rural setting, only 2 kilometres from the Gunnedah CBD.

The perfect lifestyle block with your own Namoi River frontage and the convenience of all the town benefits.

- 57 hectares (140 acres) of heavy alluvial soils
- Property has mostly been run as a cattle fattening enterprise, however the heavy soil types lend itself to most intensive commercial cropping
- Stockproof fencing
- 2 sets of steel cattle yards
- Hay shed, four bay machinery shed, double garage and workshop shed and donga used as an additional office, storage, studio or teenagers retreat
- 2 excellent water bores, one solar and one electric. Water at shallow levels



LAND 57 ha

#### For Sale

For Sale by EOI. Closing Date: Wed 27th Nov. 5pm.

#### Contact

**Richard Gallen**

0428 651 076

[rgallen.gunnedah@ljhooker.com.au](mailto:rgallen.gunnedah@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- Water Storage capacity 40,000 gallons (90,800 litres)
- Numerous stock water troughs
- Comfortable 3-bedroom home, one bathroom, open-plan kitchen, living and dining with extra living room stepping out onto the deck overlooking your own rural scenery
- Mail and school bus at front gate

More than a hobby block, this property could become an extra income producer if so desired.

Open Home times are listed on our website.

Expression of Interest Closing Date: 27th November, 5pm. Forms can be provided as requested.

For more information, please call the LJ Hooker Gunnedah Sales team on 02 6742 6767.

## More About this Property

|               |          |
|---------------|----------|
| Property ID   | 7EWG81   |
| Property Type | Cropping |
| Land Area     | 57 ha    |

**Richard Gallen 0428 651 076**  
 Licensee | rgallen.gunnedah@ljhooker.com.au

**LJ Hooker Gunnedah (02) 6742 6767**  
 170 Conadilly Street, GUNNEDAH NSW 2380  
 gunnedah.ljhooker.com.au | gunnedah@ljhooker.com.au



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