



LJ Hooker  
Gunnedah



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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)



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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**(02) 6742 6767**



- 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

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