



384 Yammacona, Estate Road, **Warialda**

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"KURRAIAN" BUSHLAND RETREAT

This property has so much on offer from the beautiful home with Valley's magnificent views as far as the eye can see. Leave the world behind you & see nature at its best with your own private bush retreat. Yammacona is located 44 kms west of Inverell, then 13km along Adams Scrub Rd, perched high on the hill that boasts panoramic views of the surrounding valleys. The property is divided into two titles with endless opportunities, approx 1/3 cleared acres for grazing as well as being well fenced and divided into ten paddocks + ample water. Treed with iron bark gums and kurrajongs as well as being a haven for nature lovers and outdoor enthusiasts with some of the top birding sites and wetlands positioned around the premises. If you're looking for your very own piece of tranquillity then this property is the one for you
*Panoramic views in a quiet environment, situated on 330 acres.

- *Cathedral Racked ceiling *2 rain water tanks & facility to pump from third tank situated on shearing shed
- *Every room with a view / light filled *Double carport
- *Handmade stain glass windows *Solar powered electricity
- *Modern kitchen *Free standing solar panels with adjacent lock able covered battery storage area + brick control room
- *Large upstairs living area + ceiling fans *Fully fenced house yard
- *Open planned lounge / dining room *Large shed with concrete floor + 3 wool storage bay
- *Wood fire + ceiling fans *3 covered pens
- *Master bedroom with built-in-robos *3 holding pens
- *4 bedrooms & separate office / fifth bedroom *10 dams
- *2 toilets *10 fully fenced paddocks
- *2 wall mounted air conditioning units
- *Gas hot water system & stove
- *Wide wrap around veranda

 135.5 ha

\$495,000

ID# 11447101032



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The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.