



SOLD

"AVONDALE", LEGUME

Located in the historic Tenterfield Shire, Avondale is an exceptional parcel of land located in a high rainfall area of natural beauty and renowned quality beef production. The unique holding of 401 hectares (991 acres) enjoys 4.5 km of frontage to the permanent Acacia Creek forming the properties western boundary and offers potential purchasers:

- * 400 ha (990 ac), highly productive farm, with a current carrying capacity of 120-130 breeders
- * A picturesque and peaceful creekside setting, with abundant native flora and fauna
- * Well located on NSW / QLD border - 12kms Legume, 22km Killarney, 53km Stanthorpe, 55km Warwick and 175kms Brisbane
- * 45 minutes from the Granite Belt Vineyards
- * 3 BR 1880 home and separate 1 BR cabin overlooking significant fertile alluvial creek flats
- * Excellent water - approx 800mm per annum rainfall, 4.5kms frontage to permanent Acacia Creek, supplemented by 12 dams
- * Machinery, hay and storage shedding
- * Sawn timber cattle yards in round working design, access via a laneway system and three holding paddocks
- * Opportunity to subdivide, with two existing substantial lots, and capitalize on region's lifestyle appeal

A rare opportunity to secure a quality operating beef farm and to enjoy country life in close proximity to Brisbane and regional centres.

The sale is in conjunction with Meares & Associates - Sam Meares. Phone: 0423 714 779.

"Avondale" is to be offered for sale via Meares Online Auction, with the sale commencing at 11.00 am AEST Tuesday 15th April 2025 and concluding at 12.00 noon AEST Wednesday 16th April 2025 if not sold beforehand.

3 BED | 1 BATH | 6 CAR

PRICE:
\$2,250,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.