



“Renovo”

Bingara NSW 2404

200.1 Hectares (494.46 Acres)

MRE

FOR SALE

\$1,250,000



CRUMP

— STOCK & STATION AGENCY —



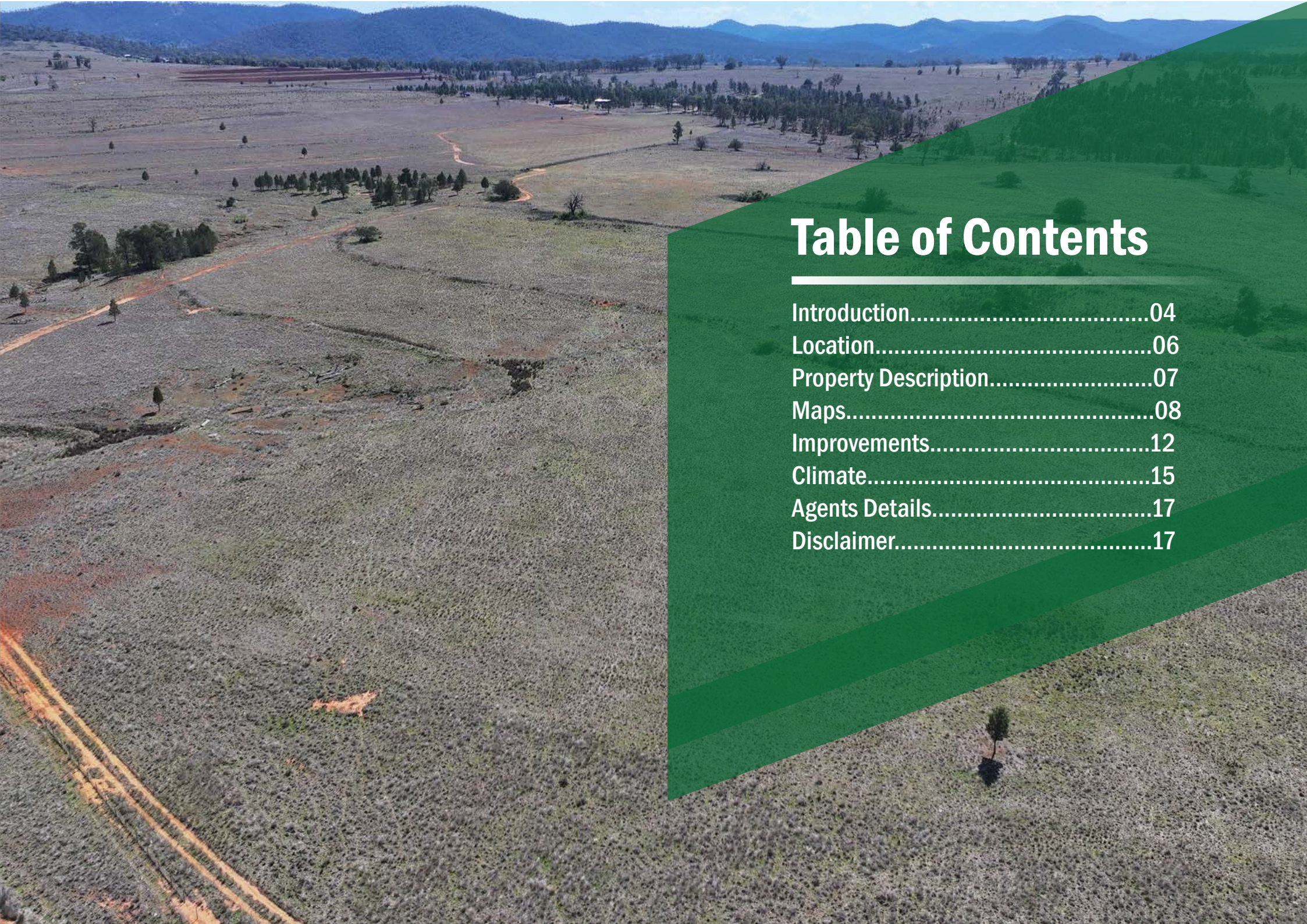


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INTRODUCTION

“Renovo” is located on the northern side of the magical Gwydir river, adjacent to the town of Bingara.

- Brand new off grid cottage
- Only minutes from the Bingara township
- 26 - 28 inch rainfall
- Multiple dams, troughs and access to the Gwydir River
Ideal for all lifestyle pursuits including cattle, goats, horses
- Price - \$1,250,000



Moree Real Estate

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LOCATION

“Renovo”, 227 Allan Cunningham Road, Bingara NSW 2404

Located on the northern side of the Gwydir River with “Renovo” being on the opposite side of the town, with the towns entrance being approx. 4km north of the town centre. The property has frontage to Allan Cunningham Road, which is the main road between Bingara and Wyallda.

Distances to Key Locations;

Bingara.....4.7km N

Wyallda.....40km N

Moree..... 105km NW

(Primary/Secondary Education, Health Services, Machinery Dealerships, Engineering Services; Pastoral Houses/Advisory Firms; Grain Terminals; Rail Terminal; Sale Yards; Airport.)

Inverell.....66km NE

(Primary/Secondary Education, Health Services, Machinery Dealerships, Engineering Services; Pastoral Houses/Advisory Firms; Grain Terminals; Rail Terminal; Sale Yards; Airport.)

Tamworth.....156km S

(Primary/Secondary Education, Health Services, Machinery Dealerships, Engineering Services; Pastoral Houses/Advisory Firms; Grain Terminals; Rail Terminal; Sale Yards; Airport.)



PROPERTY DESCRIPTION



Area

Freehold - 200.1 Ha + approximately 10 ha lease land

Soils & Topography

The country comprises red chocolate to red soils with some stronger country towards the river.

The property is dissected by some natural gullies with large areas of old cultivation and generally contoured as required.

Legal Description

Lot 2/DP1264201

Water

There are approximately 12 earth dams across the property with one large dam at the buildings.

“Renovo” has an approximate 980m frontage to the Gwydir River and further access by the lease hold land.

Water Reticulation from Gwydir river to 2 x 22,500lt tanks (portable pump), 1.5km x 2 inch poly feeding 5 paddocks.

House water 2 x 22,500 plus 13,500L = 63,500L

Fencing

Large areas of the property have been fenced in recent years with steel end assemblies, steel posts and ring lock fencing. The fencing has been suitable for running goats. It is subdivided into 9 paddocks.

Power

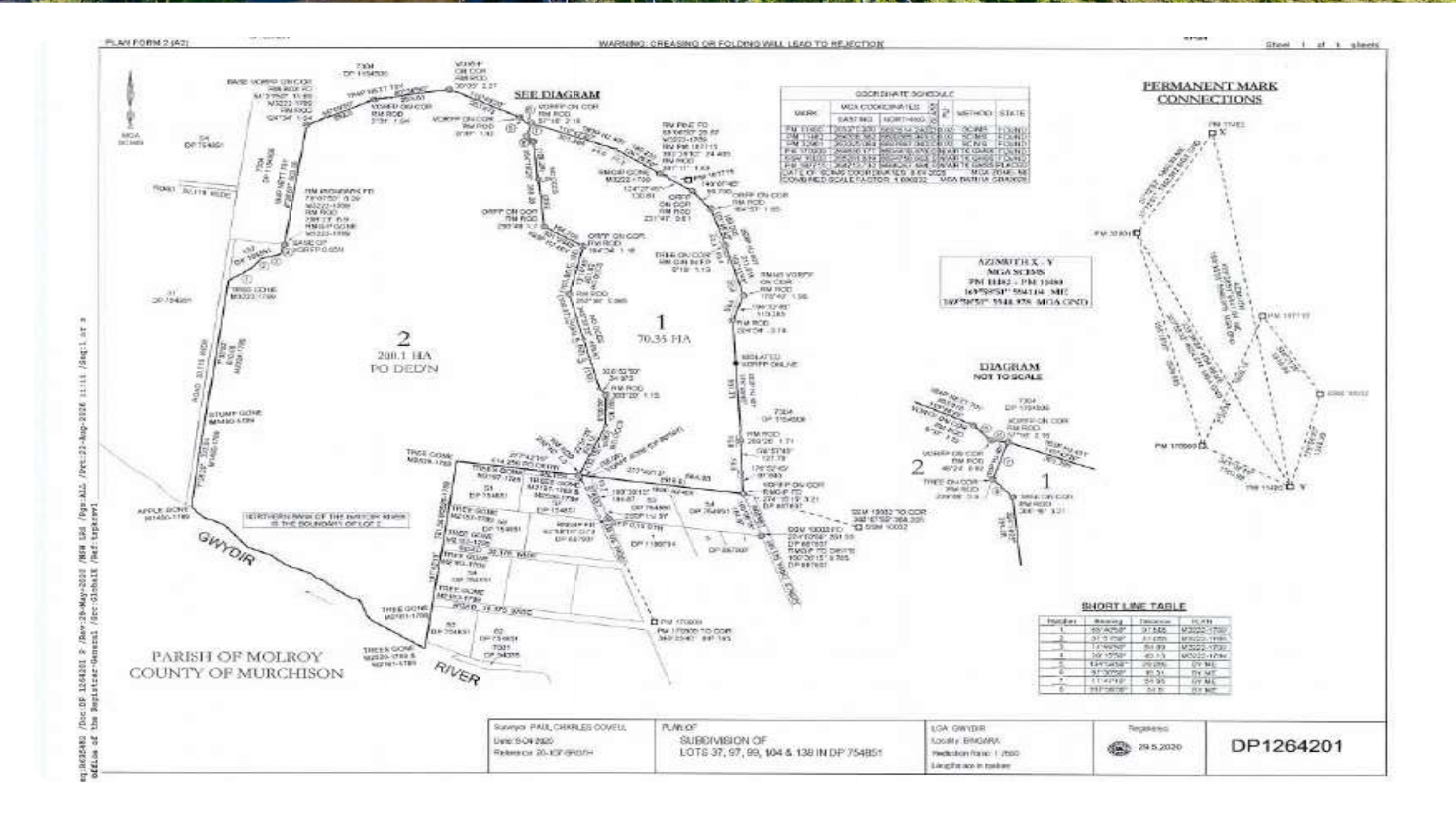
The home is 'off grid' and has 6kw of solar panels and 10.24kw of batteries being a Sungrow system.



AERIAL

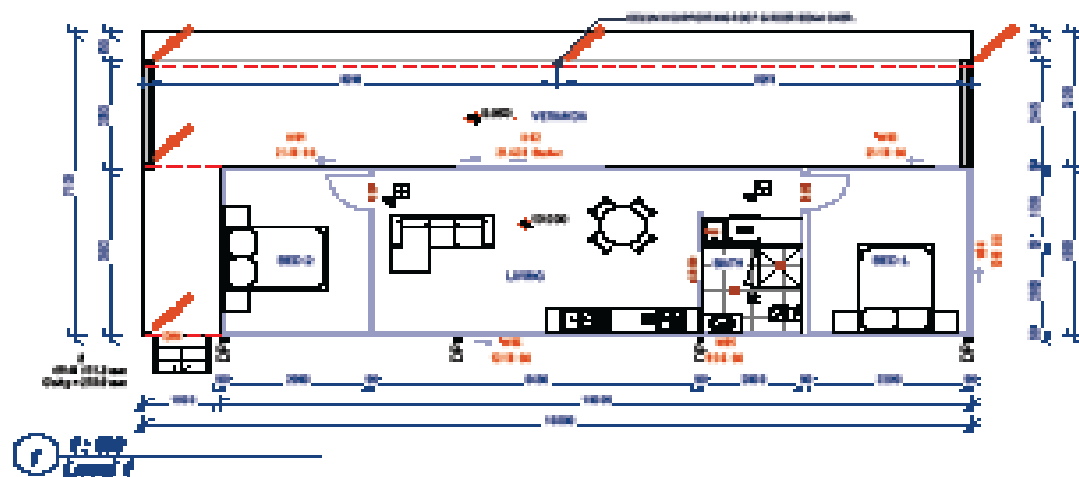


DEPOSITED PLAN





UNIT PLAN



- 
Exercises: (Exercises: Musical notation)
- 
Music Theory
- 
Related Pages
- 
Quick Links

APRA: DC-00000000	
Item	Item
Item	Item
Item	Item

WINTER SCHEDULE

ROOF SCHEDULE	
Roof Area	Roof Type
10,000 sq. ft.	Asphalt/Flt.
5,000 sq. ft.	Asphalt/Flt.
2,500 sq. ft.	Asphalt/Flt.
1,250 sq. ft.	Asphalt/Flt.
625 sq. ft.	Asphalt/Flt.
312 sq. ft.	Asphalt/Flt.
156 sq. ft.	Asphalt/Flt.
78 sq. ft.	Asphalt/Flt.
39 sq. ft.	Asphalt/Flt.
19 sq. ft.	Asphalt/Flt.
9 sq. ft.	Asphalt/Flt.
4 sq. ft.	Asphalt/Flt.
2 sq. ft.	Asphalt/Flt.
1 sq. ft.	Asphalt/Flt.
0.5 sq. ft.	Asphalt/Flt.
0.25 sq. ft.	Asphalt/Flt.
0.125 sq. ft.	Asphalt/Flt.
0.0625 sq. ft.	Asphalt/Flt.
0.03125 sq. ft.	Asphalt/Flt.
0.015625 sq. ft.	Asphalt/Flt.
0.0078125 sq. ft.	Asphalt/Flt.
0.00390625 sq. ft.	Asphalt/Flt.
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0.00000000000000000043368086899420177360279811280670166015625 sq. ft.	Asphalt

ROOM SCHEDULE						
Month	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January	...	...	...	...	...	...
February	...	...	...	...	...	...
March	...	...	...	...	...	...
April	...	...	...	...	...	...
May	...	...	...	...	...	...
June	...	...	...	...	...	...
July	...	...	...	...	...	...
August	...	...	...	...	...	...
September	...	...	...	...	...	...
October	...	...	...	...	...	...
November	...	...	...	...	...	...
December	...	...	...	...	...	...

PROJ:	Prepared Premanufactured Drilling	DATE:	2014-05	REV:	001	DESCRIPTION:	4-CONCRETE	
DES:	John M. M. M.	DATE:	2014-05	REV:	001	DESCRIPTION:	4-CONCRETE	
PROJ:	4-CONCRETE	DATE:	2014-05	REV:	001	DESCRIPTION:	4-CONCRETE	



ABODE



IMPROVEMENTS

Renovo

Residential Unit

- Modern residential unit constructed of colour bond external cladding with a timber deck. The accommodation comprises two bedrooms, bathroom and open living/kitchen area.
- Size: Main 64m²
Verandah 47m²

Shed

- Workshop/machinery shed constructed of steel frame, galvanised iron cladding and gravel floor. There is an adjoining power/storage room with concrete floor.
- Size: Approximately 140m²

Cattle Yards

- Small set of panel yards, 3 yards + forcing yard, basic crush and loading ramp. There is a panel wing into the yard.

Shearing Shed

- Older timber and iron shed equipped with _____. There is an attached set of various panel and original yards.







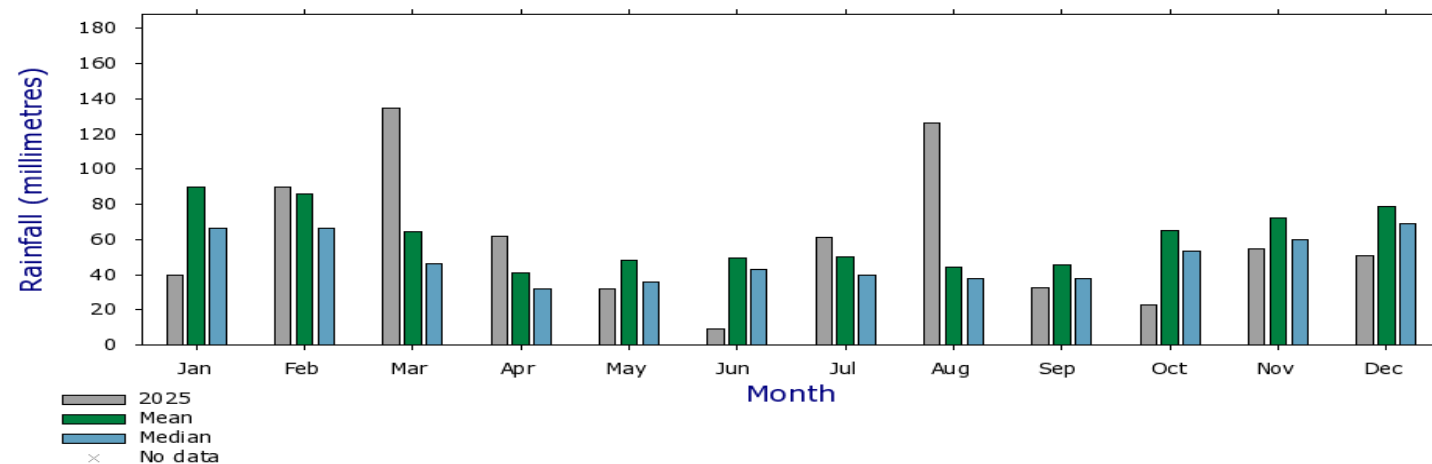
CLIMATE

Average rainfall is approximately 741mm per annum.

The rainfall data shown in the following graph (right) has been sourced via the Bureau of Meteorology website for the town of Bingara, being the closest station where temperature records are measured and recorded regularly.

The temperature data shown in the following graph (right) has been sourced via the Bureau of Meteorology website for the town of Inverell, being the closest station where temperature records are measured and recorded regularly.

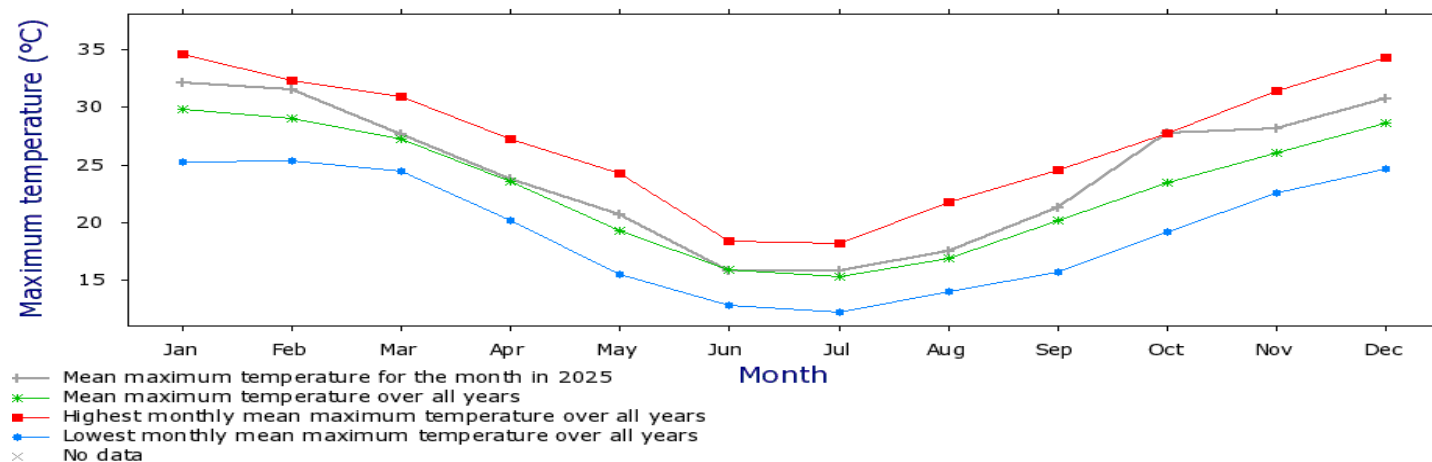
Bingara Post Office (054004) 2025 Rainfall (millimetres)



Note: Data may not have completed quality control

Climate Data Online, Bureau of Meteorology
Copyright Commonwealth of Australia, 2026

Inverell Research Centre (056018) 2025 maximum temperature



Note: Data may not have completed quality control
Observations made before 1910 may have used non-standard equipment

Climate Data Online, Bureau of Meteorology
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AGENTS DETAILS



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DISCLAIMER

“All care has been taken in compiling this information sheet but it is prepared on instructions and details supplied by the vendor, for whom we act as agents only, and we cannot accept any responsibility for errors or omission (if any). Intending purchasers should satisfy themselves as to the correctness of these particulars.”







Renovo

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ROADWORK AHEAD