







THE QUIET LIFE

AREA: 80 ha (197.8 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 9km from Stannifer, 19km from Tingha, 27km from Inverell, 50km from Guyra.

SERVICES: Single phase power. Mobile phone coverage. Mail 3 times per week. School Bus at front gate. Primary schools at Inverell, Gilgai or Tingha; Secondary schools at Inverell. Air services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Undulating. Altitude: 860m – 900m ASL.

SOIL: Trap & granite.

TIMBER: Stringy bark & Tea tree.

WATER: 4 dams, with dam at house having pressure pump to tanks for house and gardens (if required). 50,000litre rainwater tank, 2 x 22,730litre rainwater tanks. Middle Creek runs through property.

RAINFALL: 711mm (28inch) p.a.

FENCING: Subdivided into 3 paddocks.

7 2 1 80.00ha

Price	SOLD for $470,000
Property Type	Residential
Property ID	1000
Land Area	80.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

rdr. rural district residential real estate

IMPROVEMENTS: 2 storey Besser block 7 bedroom, 2 bathroom family home.

Downstairs: 5 bedrooms, kitchen/family room with gas stove, dishwasher, ample cupboards & bench space. 3 reverse cycle air conditioners throughout. Family room with wood heater.

Upstairs: Parent's retreat. 2 bedrooms, master bedroom with air conditioner. Living area with timber lining, exposed beams and reverse cycle air conditioner. Bathroom with shower, vanity & toilet. Kitchenette. Verandah with sweeping views.

Detached craft room, ideal for hobbies, games room or potential to be utilised as a granny flat. 2nd hobby room, carport suitable for caravans.

Orchard, dog run, compost bins, chook run, veggie garden. Established gardens.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.