



## BUSINESS OR PLEASURE

Located in the sought-after industrial area of Inverell, this vacant lot offers enormous potential and a blank canvas for owners and developers.

With a land size of approx. 8,240sqm, this property is suited to a variety of uses (subject to Council approval).

Power, town water and sewer available.

Ideally located amongst many well established national and local businesses, including Kenway & Clarke, Bunnings, Sapphire Nutrition, House to Home Nursery, petrol stations, freight & transport depots, and multiple other automotive and mechanic businesses.

Vacant industrial blocks rarely come available! Don't miss out on this rare opportunity to secure a significant piece of prime industrial real estate. With strong demand and limited supply, you can be certain that this property won't be on the market for long.

**Disclaimer:** We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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.

8,240 m<sup>2</sup>

<b>Price</b>	\$650,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1053
<b>Land Area</b>	8,240 m <sup>2</sup>
<b>Office Area</b>	1 m <sup>2</sup>

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

