



109 Gowrie Road, Inverell



## Premium Lifestyle, Productive Agricultural Offering

AREA: 241.4 ha (596.5 ac) Freehold.

Inverell Shire Council Rates: \$1856 p.a. Northern Tablelands LLS.

SITUATION: 20km from Inverell, 5km from Gum Flat, 19km from Copeton Dam.

SERVICES: Phone. Primary schools at Gum Flat & Inverell, and Secondary schools at Inverell. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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. Contoured cultivation paddocks. Altitude: 680m - 750m ASL.

SOIL: Granite.

ARABLE AREA: 182ha (450ac) cultivation. Good fertiliser history.

TIMBER: Iron bark, Apple, Box.

WATER: 16 dams. Spring fed creek. 6 x 5,000gal rainwater tanks to house, 3inch gravity fed line from large dam to house and feed lot.

RAINFALL: 800mm (32inch) p.a.

FENCING: Well fenced into 17 paddocks with laneway to yard.

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Price	\$2,500,000
Property Type	Residential
Property ID	1205
Land Area	241.40 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



IMPROVEMENTS: Modern 3 bedroom, 2 bathroom home. Open plan lounge, dining and kitchen with vaulted ceiling, wood heater, and rural views through floor-to-ceiling window. Kitchen with large breakfast bar, abundant storage, Stanley woodfire stove, dishwasher extends out to the gauzed-in entertainment area with double gas stove, electric grill and 4 burner gas cooktop, and even more bench space, creating a perfect indoor/outdoor space. Ceiling fans throughout. Built-in robes to all bedrooms, and an ensuite adjoins the main bedroom. Bathroom contains spa bath, shower, vanity and toilet. Second living room with reverse cycle air conditioner. Office area with built-in desk. Double carport attached to home. Off grid solar power with lithium batteries. Established gardens.

SHEDDING: 3 bay shed at house including 2 horse stables, 1 car garage and lockable storage area with double glass doors. 24m x 15m feed/machinery shed. 15m x 10m hay shed. Garden shed with ample shelving.

GRAIN STORAGE: 1 x 55tonne cone base silo, 3 x 35tonne cone base silos, 3 x 30tonne base silos.

WOOLSHED: 2 stand shearing shed with raised board, steel yards and drafting race.

STOCK YARDS: Near-new steel cattle yards with undercover hydraulic vet crush and scales, loading ramp, 4-way draft. 1500 head sheep feedlot.

CARRYING CAPACITY: Vendor currently supplement feeding 1200 cattle per year to supermarket standard.

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