









## COUNTRY LIVING STARTS HERE

4 1 40.40ha

MOTIVATED VENDOR.

AREA: 40.4 ha (100 ac) Freehold.

Gwydir Shire Council. Northern Tablelands & North West Slopes LLS.

SITUATION: approx. 15km from Coolatai, 40km from Warialda, 50km from Ashford, 95km from Inverell.

SERVICES: Primary and Secondary schools at Warialda & Inverell, Central school at Ashford. Air services from Inverell & Moree to Brisbane & Sydney. Rail services from 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: Flat. Altitude: approx. 400m - 440m ASL.

SOIL: Sandy.

WATER: 90,000L rainwater storage.

RAINFALL: approx. 650mm (25inch) p.a.

FENCING: Fenced house yard.

IMPROVEMENTS: 4 bedroom, 1 bathroom home with full length front verandah. Reverse cycle air conditioning and wood heating provide comfort throughout the seasons. Lounge room. Kitchen contains ample cupboards

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| **Price** | $670,000 |
| **Property Type** | Residential |
| **Property ID** | 1440 |
| **Land Area** | 40.40 ha |

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

rdr. rural district residential real estate

including walk-in pantry. Updated, modern bathroom is fully tiled, with walk-in shower, vanity, and separate toilet.

7kw solar system.  6kw petrol generator.

SHEDS:  6m x 6m (2 bay) garage. 16m x 8m (4 bay) shed with 3 roller doors. 2 x Garden sheds.

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.

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