

Sold



Inverell



## SUNNYSIDE - PRICE REDUCED - MUST SELL

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135 ha (334ac) Situated 21 km from Inverell. Extremely well presented weatherboard 4 bedroom home, lock-up machinery shed with concrete floor & powered workshop. 1 Stand shearing shed, cattle yards with head bale & loading ramp, sheep yards. Owner estimates carrying capacity to be 30 breeders & 1 bull.

AREA: 135 ha (334 ac) Freehold.

Guyra Shire Council Rates: \$618.21 p.a.  
Northern Tablelands LLS: \$182.67 p.a.

SITUATION: 21 km from Inverell.

SERVICES: Single phase power. Phone. Mail 5 times per week. School bus at front gate. Primary and secondary schools at Inverell. Air and rail services from Armidale 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: Gently undulating with 1 hill. Altitude: 780 m to 860 m ASL.

4 1 135.00ha

Price	SOLD
Property Type	Residential
Property ID	249
Land Area	135.00 ha

### Agent Details

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### Office Details

RDR Real Estate  
24 Otho St Inverell, NSW, 2360  
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**rdr.** rural district residential  
real estate

SOIL: Granite.

PASTURE DEVELOPMENT: Previously fertilised.

TIMBER: White box, Gum and Stringy Bark.

WATER: 6.95 Meg irrigation licence with irrigation pipes. 1 Bore equipped with electric submersible, pumping through underground pipes to 8 dams. Total of 15 Dams.

RAINFALL: 711 mm (28 inches).

FENCING: Boundary- Hinge-joint, in good order.  
Subdivided into 8 paddocks. Hinge-joint, in good order.

IMPROVEMENTS: Extremely well presented weatherboard 4 bedroom home. Large family room, separate dining room area, modernised all electric kitchen, tiled bathroom, laundry, 2 toilets and enclosed back verandah. Garage, 2 rain water tanks, pressure system from dam to toilets, pressure system from tank to house. Well established gardens. 2nd Garage, Wood shed.

MACHINERY SHED: Lock-up concrete floor, powered workshop.

WOOLSHED: 2 Stand.

STOCK YARDS: Cattle yards with head bale and loading ramp. Sheep yards.

CARRYING CAPACITY: Owner estimates 30 Breeders & 1 Bull.

Talk to one of the friendly team at rdr today to book your private inspection of this well presented property. To view the full photo gallery, please visit our website: [www.rexdaleyrealty.com](http://www.rexdaleyrealty.com)

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