

Sold



50 Havilah Park Road, Inverell



### AVONDALE - PRICE SLASHED

EXCLUSIVE AGENT

PRICE SLASHED!!

20.2 ha (50ac) Situated only 17km from Inverell. Red & Black Basalt soils, 2 Dams, 1 Windmill over bore pumping to 2 x 5,000gal tanks, reticulating to troughs. Weatherboard 4 bedroom home with study, front timber deck, solar panels & solar hot water unit. Numerous sheds. Steel panel cattle yards with head bale and loading ramp.

AREA: 20.2 ha (50 ac) Freehold.

Inverell Shire Council Rates: \$1,184.00 p.a.

Northern Tablelands LLS: \$129.23 p.a.

SITUATION: 17 km from Inverell.

SERVICES: 240 V Power, plus 3.5 KW Solar. Phone. Mail 3 times per week. 0.5 km to School Bus. Primary and secondary schools at Inverell. Air and rail services from Armidale/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.

🛏 4 🏠 1 📏 20.20ha

Price	SOLD
Property Type	Residential
Property ID	256
Land Area	20.20 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

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



COUNTRY: Gently rolling. Altitude: 650m to 680m ASL.

SOIL: Red and Black Basalt.

ARABLE AREA: 6 ha (15 ac) currently, 16.2 ha (40 ac) available.

TIMBER: White and Yellow Box.

WATER: 2 Dams. 1 Windmill over bore pumping to 2 x 5,000 gal (22,730 Ltr) tanks to troughs.

RAINFALL: 710mm (28").

FENCING: Ringlock and Barb, in good order.

Subdivided into 4 paddocks. Ringlock and Barb in good order. Lane way to yards.

IMPROVEMENTS: Weatherboard 4 Bedroom home with study. All bedrooms with built-ins, 2 with ceiling fans. 2nd Bedroom features toilet and hand basin. All electric kitchen, open lounge room. Dining area with large wood heater. Tiled bathroom, separate laundry. Front timber deck. Very neat and tidy home with established gardens. Great shade trees. Lock-up garage. Solar panels, Solar hot water unit. Orchard. 2 x 5,000 gal rain water tanks. Chook run.

MACHINERY SHED: Numerous sheds-

\* 25m x 11m Steel machinery shed with 5,000 gal tank.

\* 11m x 8m Lock-up workshop.

\* Lock-up garage with concrete floor used as saddle and feed shed.

STOCK YARDS: Steel panel cattle yards with head bale and loading ramp.

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