

254 Cherry Tree Hill Road, Cherry Tree Hill







"GRAND VIEW"

AREA: 226.3 ha (558 ac).

Inverell Shire Council Rates: $2,996.54p.a. Northern Tablelands LLS.

SITUATION: Approx. 30km from Inverell via Cherry Tree Hill Road.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Armidale/Tamworth/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.

COUNTRY: Undulating.

ALTITUDE: 660m-680m ASL.

SOIL: Red basalt.

ARABLE AREA: 202.434ha (500ac).

TIMBER: Kurrajong, white box. Plus fenced tree lines.

WATER: 3 dams. 1 bore at 24.4m (80ft deep) Soft water pumping to 5000 gallon tank reticulated to all paddocks through 1¼ inch rural pipes.as well as house yard . 90,000litre underground rainwater tank at house.

RAINFALL: 711mm (28inch) p.a.

FENCING: Boundary: Ring lock & hinge joint. Very good condition. Separated into 17 paddocks. Integrated laneway system to steel cattle yards.

4 2 2 226.30ha

Price	SOLD for $1,750,000
Property Type	Residential
Property ID	395
Land Area	226.30 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

IMPROVEMENTS: Beautiful 4 bedroom brick home with high ceilings, impressive midnight blue terracotta tiled roof and feature white columns.

Enter the front door and step into the relaxing sitting area with carpet flooring, elegant ceiling light and magnificent bay windows to gaze upon the panoramic rural views.

Open plan sitting area, kitchen, dining and lounge with feature moulding and tiled flooring.

Well-designed kitchen complete with beautiful Blue Gum timber cabinetry, dishwasher, wall oven, cooktop, rangehood, breakfast bar, raised serving bar and 1.5 bowl stainless steel sink.

Spacious lounge area with large bay windows to bring in lots of natural sunlight and warm Winter sun. Two sets of glass sliding doors lead to the outdoors; one opens onto the quaint undercover outdoor seating area where you can admire the bright gardens, birdbaths and views.

2 double bedrooms with carpet, built-in robes and large windows. The large main bedroom contains two double hung windows on opposite walls to allow the cooling summer breezes to flow through, a walk-in robe and a roomy ensuite with shower, timber vanity, toilet and heated towel rails. Tiled craft room with built-in robe could be utilised as a 2nd office or 4th bedroom.

2-way bathroom with shower, bathtub, timber vanity, toilet and heated towel rails can be accessed from the 2nd hallway or the laundry with large broom cupboard and external access to grassed backyard with clothesline and attractive gardens.

Office positioned off the dining room.

2 linen cupboards provide plenty of storage in this home.

Paved driveway curves up to the electric double garage with embossed doors, feature brick archways and internal access.

This home also has Daiken zoned ducted reverse cycle air conditioning throughout, Gutter Guard and leaf catchers on gutters, 3.3kw solar power and solar hot water.

MACHINERY SHED: 12m x 35m 4 bay machinery shed with workshop and power. 50tonne cone base silo.

STOCK YARDS: 100 head steel cattle yards with concrete race and RPM crush with chin guard.

CARRYING CAPACITY: 75 cows and calves comfortably.

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