







GROSVENOR

AREA: 42.56 ha (105 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 12 minutes to Inverell CBD, 6 minutes to Gilgai, 4 minutes to Inverell Airport.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, 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 to flat. Altitude: 800m – 860m ASL.

SOIL: Red soil.

PASTURE DEVELOPMENT: Approx. 8.9ha (22ac) of open country, with scope to improve with regrowth control.

TIMBER: White Box, Stingy Bark, Wattle.

WATER: 1 dam. 1 unequipped bore. Town water available.

RAINFALL: 803mm (31 inch) p.a.

IMPROVEMENTS: 3 bedroom home with solar power & 15,00 gallon rainwater tank. Kitchen containing gas stove & wood stove. Dining adjoins to

3 2 2 42.56ha

Price	SOLD for $360,000
Property Type	Residential
Property ID	495
Land Area	42.56 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

rdr. rural district residential real estate

kitchen & offers wood heater & gas outlet. Second shower located in laundry. Sunroom & enclosed verandahs. High clearance carport. Workshop with power. Garden sheds. Chook pen.

MACHINERY SHED: 2 machinery sheds.

WOOLSHED: Single stand shearing shed.

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