

Sold



717 Rob Roy Road, Inverell



## GLAMIS

EXCLUSIVE AGENT

AREA: 71.07 ha (176 ac) Freehold.

Inverell Shire Council Rates: \$1,972p.a. Northern Tablelands LLS.

SITUATION: 20km from Inverell, 20km from Delungra.

SERVICES: Power. Phone. Wireless NBN. Mail 3 times per week. Primary schools at Inverell & Delungra, Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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: 670m – 730m ASL.

SOIL: Black basalt & red basalt.

ARABLE AREA: 52ha (128.5ac).

PASTURE DEVELOPMENT: 32ha (79ac) barley sown.

TIMBER: White Box.

WATER: 4 dams, 4 troughs. Bore water to house yard and 4 troughs.

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

FENCING: Good condition. 7 main paddocks, 2 holding paddocks.

 3  1  2  71.07 ha

Price SOLD for \$700,000

Property Type Residential

Property ID 571

Land Area 71.07 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

IMPROVEMENTS: 3 bedroom homestead. Open lounge & dining room, large family room with wood heater & separate rumpus room with wood heater. Timber kitchen with gas stove. Reverse cycle air conditioner. 1 bathroom, 2<sup>nd</sup> toilet, mud room & laundry. Connected to town water. Fully fenced house yard with large chook pen.

MACHINERY SHED: Large open shed with power. 2 insulated sheds. 3 bay machinery shed + work shop. 2 car garage.

STOCK YARDS: Steel cattle yards with crush.

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