



950 Copeton Dam Road, Inverell

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TWO IS BETTER THAN ONE

Escape the everyday and embrace relaxed country living with this exceptional opportunity set on a generous 2,959sqm (approx. 0.7 acre) parcel. Enjoying sweeping rural outlooks, a peaceful village atmosphere and the rare advantage of two self-contained homes, this property delivers outstanding flexibility, income potential and lifestyle appeal.

Whether you are seeking an immediate dual-income investment, a live-in and lease option, or space for extended family or guests, this versatile property adapts effortlessly to your needs.

The weatherboard cottage is rich in warmth and character, welcoming you with high ceilings and polished timber floors throughout the open-plan living, dining and kitchen area. A reverse cycle air conditioner ensures year-round comfort, while the well-appointed kitchen features a dishwasher, generous storage, integrated laundry facilities and direct access to the covered outdoor entertaining area. Accommodation includes 2 bedrooms - one fitted with built-in wardrobes and reverse cycle air conditioning, along with a generous sleep-out complete with a wood heater, ideal as a 2nd living space or 3rd bedroom. The spacious tiled bathroom offers a large shower, vanity and toilet. Recent updates include a new roof, new blinds, updated flooring and fresh paint throughout. This home is currently leased at \$510 per week with lawn maintenance included, with the lease expiring in August 2026.

The second residence is modern, light-filled and thoughtfully designed, offering open-plan living anchored by a contemporary galley kitchen with

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| Price | \$597,000 |
| Property Type | Residential |
| Property ID | 1024 |
| Land Area | 2,959 m ² |

Agent Details

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gas cooktop and dishwasher. 2 bedrooms feature built-in wardrobes, while reverse cycle air conditioning provides comfort throughout the seasons. A spacious tiled bathroom incorporates a shower, vanity, toilet and laundry. Recent improvements include new paint, new air conditioning units, updated flooring and a new hot water system, ensuring the home is move-in or rent-ready. Estimated rental appraisal: \$300 per week (including electricity).

Outdoors, the property continues to impress with a 21-panel solar system and separate rainwater tanks for each dwelling. Parking is provided by a double carport with roller doors. The fully fenced 2,959sqm block is ideal for children and pets, with ample space to add a shed subject to council approval, establish vegetable gardens or allow chickens to roam freely.

Located in the peaceful village of Gum Flat, this property enjoys a strong sense of community while remaining highly convenient. Gum Flat Public School is just a 2 minute walk away, Inverell is only 14km from your door, and Copeton Dam is approximately 23km away, offering the perfect destination for weekends spent camping, fishing and enjoying water sports.

This is a standout opportunity offering lifestyle, flexibility and long-term value, ideal for investors, families or those seeking a slower pace without sacrificing convenience.

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* Images reflect the property at the time when the photos were taken, or in some cases at an earlier point, to accommodate the privacy of the tenant

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