







"TWIN PINES" - COUNTRY LIVING AWAITS

4 2 6 23.87ha

AREA: 23.87 ha (58.56 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: approx. 8km from Inverell, 12km from Gum Flat, 29km from Copeton Dam.

SERVICES: Power. Phone. Primary schools at Gum Flat & Inverell, Secondary schools at Inverell. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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: approx. 770m – 790m ASL.

SOIL: Red basalt.

ARABLE AREA: 17ha (45ac).

PASTURE DEVELOPMENT: Fertiliser history.

TIMBER: White box.

WATER: 1 dam. Equipped bore to paddocks and house. 53,000L rainwater storage.

RAINFALL: 711mm (29inch) p.a.

Price	SOLD for $840,000
Property Type	Residential
Property ID	1195
Land Area	23.87 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

FENCING: Boundary in good condition. Internal is well fenced, with laneways and sheep-proof fencing.

IMPROVEMENTS: Neat and tidy 3 bedroom, 1 bathroom home. Generous kitchen and dining room comprises of electric stove, dishwasher, breakfast bar, and ample storage. Lounge room with reverse cycle air conditioner. Polished timber floors in each of the 3 bedrooms, and a ceiling fan in bedroom 1. Office area. Bathroom contains shower and vanity, with a separate toilet and powder room.

Granny flat with 1 bedroom and 1 bathroom, perfect for when extended family or friends come to stay.

Double carport attached to home, with paved parking pad. 7.5m x 6.5m entertainment area with power. 2 garden sheds. 3 chook pens.

MACHINERY SHED: 17m x 11m lock-up shed with power. 12m x 7.5m lock-up steel-frame shed with power. 18m x 12m 3-sided machinery shed. 7m x 6m car shed with power. 17m x 14m machinery shed. 10m x 7m machinery shed.

WOOL SHED: Single stand woolshed with steel sheep yards.

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