








## 40 ACRES OF POSSIBILITIES

This versatile 16ha (40 acres) property offers endless potential. Whether you're looking to create your dream home in a tranquil setting, explore a larger residential subdivision, or secure land for future development, this property provides the flexibility to turn your vision into reality.

- Power on 3 sides
- Town water along Dog Trap Lane, drinkable bore, NBN internet available
- Land is flat, rectangular in shape
- Fully arable
- Basalt soil
- Zoned R5
- Subdivision potential (subject to Council approval)

In addition to its development potential, the location is highly convenient. You'll be just 5 minutes from Ross Hill Public and Inverell High schools, 6 minutes from the CBD, and 3.3km to Boss Engineering.

Don't miss out on this versatile property, perfect current or future development, or a peaceful retreat.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their

16.00ha

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| **Price** | $1,300,000 |
| **Property Type** | Residential |
| **Property ID** | 1220 |
| **Land Area** | 16.00 ha |

**Agent Details**

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**Office Details**

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rdr. rural district residential real estate

own enquiries.

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