







MOUNTAIN VIEW

4 2 2 58.41ha

AREA: 58.41 ha (144 ac) Freehold.

Gwydir Shire Council Rates: $572.34 p.a. Northern Tablelands LLS

SITUATION: 11km from Warialda, 40km from Delungra, 72km from Inverell.

SERVICES: Single phase power. Mobile phone coverage. Primary and Secondary schools at Warialda. Air and rail services from Inverell to Brisbane & 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. Altitude: 400m – 430m ASL.

SOIL: Loam to sandy.

TIMBER: Iron bark.

WATER: 1 dam. Bore for stock & domestic with drinkable water. 3,000gallon bore water storage. 12,000gallon rainwater storage.

RAINFALL: 683mm (26inch) p.a.

FENCING: Boundary & subdivision fencing in good condition. Divided into 2 paddocks.

IMPROVEMENTS: 4 bedroom, 2 bathroom home with wraparound verandah & magnificent views.

Spacious open plan lounge, dining and kitchen area with wood heating,

Price	SOLD for $825,000
Property Type	Residential
Property ID	1266
Land Area	58.41 ha

Agent Details

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reverse cycle air conditioning and ceiling fans. With an abundance of storage and great bench space, including a breakfast bar, this kitchen is functional and the heart of the home. Built-in robes and ceiling fans offer comfort and convenience to each of the 4 bedrooms. The ensuite and main bathroom have both recently been updated. Spacious main bathroom comprises of a spa bath, shower, vanity and toilet. You will likely spend most of your time on this large 10m x 6m timber deck, enjoying the rural views and serenity. At night, enjoy sitting around the crackling fire pit. 6.5kw solar system.

Fruit orchard includes mandarins, oranges, plums, lemon, passionfruit, nectarines, grapes, pomegranates. Abundant local wildlife, such as kangaroos, emus, echidnas, and a variety of birdlife.

Car garage with power, skillion, attached garden shed.

Photos taken 2022

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