



**14381 Guyra Rd, Inverell**



## GLEN ALPIN

AREA: 135ha (333ac) Freehold.

Inverell Shire Council Rates: \$1,390 p.a. Northern Tablelands LLS.

SITUATION: 20km from Inverell, 11km from Gilgai, 4km from Tingha.

SERVICES: Power. Phone. School Bus at front gate. Primary schools at Gilgai & Inverell, and Secondary schools at Inverell. Air services from Inverell & Armidale 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: 760m - 820m ASL.

SOIL: Trap & Granite being approx. 50/50.

ARABLE AREA: 8ha (20ac). 40ha (100ac) available.

PASTURE DEVELOPMENT: Super history. Clover.

TIMBER: Yellow box, Apple gum.

WATER: Extremely good water from Copes Creek, reticulating to house & 7 troughs. 3 dams. 5,000gallon tank reticulating to gardens. Town water at front gate but is not connected.

RAINFALL: approx. 802mm (31inch) p.a.

FENCING: Boundary: 4 & 5 barb, balanced hinge joint & plain wire with

4 2 10 135.10 ha

<b>Price</b>	\$1,500,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1284
<b>Land Area</b>	135.10 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate  
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barb. Subdivision: 10 paddocks. Mostly hinge joint.

IMPROVEMENTS: Very comfortable 4 bedroom, double brick home has recently been painted inside and new flooring installed.

Open plan lounge, dining and kitchen area with reverse cycle air conditioning and wood heater. Kitchen contains breakfast bar, good bench space, plenty of storage, dishwasher, and opens directly to your gauzed-in alfresco and BBQ area. Second, separate living room and office. 4 spacious bedrooms, all with built-in robes and peaceful rural views. Master bedroom offers an abundance of space and a luxuriously large ensuite. Tiled bathroom with bath, shower and separate toilet. Laundry has storage and external access. Large front & back verandahs. Beautifully established gardens with watering system. 5kw solar system.

Double garage & carport for 4 cars. Separate carport with cool room and industrial meat saw.

14,000gallon rainwater tank, 20,000gallon rainwater tank.

MACHINERY SHED: 30m x 11m shed with roof only. 12m x 9m shed, enclosed on 3 sides. 12m x 8m shed enclosed on 3 sides.

WOOLSHED: 2 stand electric shearing shed with overhead gear, wool table & press. 5,000gallon rainwater tank.

STOCK YARDS: Steel sheep yards, loading ramp. Steel cattle yards with vet crush, head bale & loading ramp.

CARRYING CAPACITY: 53 cows & calves.

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