



Lot 2 Onus Road, Copeton, Inverell

rdr. real estate



## COUNTRY ESCAPE ON 28ACRES

AREA: 11.33 ha (28 ac) Freehold.

Gwydir Shire Council. Northern Tablelands LL.

SITUATION: approx. 30km from Inverell, 12km from Copeton Dam, 11km from Gum Flat.

SERVICES: Power. Phone. Primary schools at Gum Flat & Inverell, and 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: Flat. Altitude: approx. 650m ASL.

SOIL: Granite, Basalt.

ARABLE AREA: approx. 2.5ha (6ac).

TIMBER: Gum, Pine.

WATER: 1 small dam. Waterholes on Sandy Creek. 8,000gal rainwater tanks.

RAINFALL: 785mm (31inch) p.a.

FENCING: Fair condition. 5 paddocks.

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Price	\$595,000
Property Type	Residential
Property ID	1301
Land Area	11.33 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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IMPROVEMENTS: Inviting 3 bedroom home, with reverse cycle air conditioning, wood heater, and ceiling fans ensuring comfort throughout the seasons. Lounge and kitchen with electric stove and an abundance of storage. Each of the 3 bedrooms have built-in robes, while the bathroom comprises of a shower, vanity and toilet. Enclosed verandah offers another living area. Front and back verandahs are sensational places to take in the peace and quiet of this property and surrounding region.

Large chook pen.

MACHINERY SHED: 16m x 8m shed. 25m x 10m 5-bay shed with power and 2 lock-up bays. Small machinery shed.

STOCK YARDS: Timber cattle yards.

GRAIN STORAGE: Small silo with power.

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