



38 Rickeys Lane, Inverell

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## SEVEN OAKS

AREA: 113.31 ha (280 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 22km from Inverell.

SERVICES: Power. Phone. Mail 3 times per week. Primary and Secondary schools at Inverell. 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: 640m – 760m ASL.

SOIL: Red basalt and Granite.

ARABLE AREA: 8ha (20ac).

TIMBER: White Box and Gum.

Hazelnut trees with irrigation.

WATER: 6 dams. Frazer's Creek frontage. Bore & generator with pump on creek reticulating to house.

RAINFALL: 711mm (28inch) p.a.

FENCING: Good condition, 3 paddocks.

IMPROVEMENTS: Large 3 bedroom home with fantastic open plan lounge,

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Price	\$870,000
Property Type	Residential
Property ID	1316
Land Area	113.31 ha

### Agent Details

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### Office Details

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kitchen and dining, and separate second living room. Comfort year round is assured with ceiling fans throughout, a cosy wood heater with ducted system throughout, and gas heater. Renovated, country-style kitchen with large gas stove, dishwasher, abundant storage and preparation space, and island bench/breakfast bar. French doors open out to the generous timber deck, with vast rural views. Screened back verandah offers another place to sit and enjoy the serenity. 3 generous bedrooms, 1 with built-in robes. Bathroom comprises of shower, bathtub, vanity, and toilet. Abundant linen cupboards provide additional storage. Spacious renovated laundry with ample storage and 2nd toilet.

13,000 gallons rainwater storage.

Chook pen.

SHEDDING: 18m x 8m shed with 5kw solar power, office and workshop.  
Garden shed. Wooden tool shed.

STOCK YARDS: Good steel cattle yards.

FOSSICKING: Sapphire plant available. Small sapphire testing plant.

Small shed with camp kitchen, shower & toilet.

“Seven Oaks” is more than just a property; it’s an opportunity to generate additional income through creek-side camping, fishing for Cod and Golden Perch in Frazers Creek, or exploring the land’s fossicking potential.

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 own enquiries.

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