



345 Copeton Dam Road, Inverell

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## VALLEY VIEW

AREA: 80.94 ha (200 ac) Freehold.

Inverell Shire Council Rates: \$1,641 p.a. Northern Tablelands LLS.

SITUATION: approx. 8km to Inverell CBD, 13km to Gum Flat, 30km to Copeton Dam.

SERVICES: 240V power with 10kW solar back to grid. Phone, Wireless NBN. Primary schools at Gum Flat & Inverell, Secondary schools at Inverell. School bus each weekday. Mail delivery 5 times per week. 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: 680m - 780m ASL.

SOIL: Mostly red and black basalt.

ARABLE AREA: 65ha (160ac)- 80% contoured cultivation.

PASTURE DEVELOPMENT: Native pastures, Coolatai grass, Clover, Phalaris, Rye grasses. Property has had fertiliser history.

TIMBER: White box, Yellow box, Kurrajong, Apple.

WATER: Water is a feature with over 100,000gallons of storable water, not including the 3-5 seasonal dams. 3 x 20,000gal tanks reticulating to all paddocks, 6 x 5,000gal concrete tanks, 2 x 5,000gal poly tanks. Bore at

🛏 4 📶 3 🚗 2 📏 80.94 ha

Price	\$1,950,000
Property Type	Residential
Property ID	1330
Land Area	80.94 ha

### Agent Details

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400gallons per hour.

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

FENCING: Ring lock and barb fencing, all in good condition and divided into 10 paddocks.

IMPROVEMENTS: 4 bedroom, 3 bathroom sandstone-block home with wraparound verandah and south-facing views over the Auburn Vale valley. Large lounge area with wood heater, kitchen with abundant cupboards and slow combustion stove, sitting area, dining room, 4 bedrooms- main with walk-in robe & ensuite, plus an office. Each room of this home opens out to the wraparound verandah. For heating and cooling, this home has ceiling fans throughout, as well as 3 wood heaters.

Breezeway connects the main home to the double drive-through garage with electric roller doors, laundry, bathroom, and preparation and cool room.

Near-new Solarhart solar hot water system with gas back-up. Near-new 10kw solar system.

Inground salt-water swimming pool. Established gardens and lawns, raised garden beds, native trees, fruit trees such as cherry, lime, lemon, lemonade, orange, apple, grapefruit, pomegranate, walnut, apricot, almond, olives.

MACHINERY SHED: 18m x 13m powered machinery shed with lock-up bay. 7m x 6m powered lock-up garage. 10m x 10m powered lockable shed. 10m x 12m powered machinery shed. Meat house. Garden shed. Chook houses.

STOCK YARDS: Steel cattle yards with vet crush and ramp.

SOLAR POWER: Site is currently under investigation for a Grid Connected 5mw, 2750kWh Battery Energy Storage System Lease (STCA). This lease will encompass approx. 2acres in the north eastern corner of the property (1% of total land holding) and provide ongoing income of \$15,000 per annum CPI indexed for a period of 30-40 years. Plans available for viewing. This is a great opportunity to have a guaranteed passive income from the property on top of the existing benefits.

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