



345 Copeton Dam Road, Inverell

rdr. real estate



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

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

rdr.
real estate

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.

PASSIVE INCOME: 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.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.