



## 40 Mackie Lane, Inverell



### BURRAGAH - COUNTRY LIVING CLOSE TO TOWN

Escape to your own slice of rural tranquillity with this versatile 9.6ha (23.7ac) lifestyle property, offering the perfect balance of space, privacy and convenience. Whether your dream is to run animals, create a kids' motorbike track, expand your horticultural interests, or simply slow down and embrace country living, this property delivers it all, just approx. 8km from the Inverell CBD.

The solid 2 bedroom brick veneer home features a light-filled open plan lounge, dining and kitchen area, enhanced by floor-to-ceiling windows that capture sweeping views over the property. Comfort is assured year-round with reverse cycle air conditioning, a cosy wood heater, and ceiling fans.

2 bedrooms, 1 includes built-in robes, while the well-appointed bathroom offers a shower, bathtub, vanity, and a separately located toilet. The laundry offers external access for everyday practicality. Solar power and solar hot water help keep living costs down.

Vehicle accommodation is generous, with a powered 7m x 7m lock-up garage (fits 2 cars), plus an extra-large carport with an storage room.

A reliable water setup includes town water, approx. 20,000L of rainwater storage, an equipped bore feeding the property and 4 troughs, and a creek running through the property. The land is well fenced into 4 paddocks, each with its own trough. Comprising productive basalt soils and benefiting from a fertiliser history, the block is ideal for grazing or small-scale farming. Apple and white box trees further enhance the semi-rural charm.

 2  1  4  9.60ha

<b>Price</b>	\$920,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1357
<b>Land Area</b>	9.60 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

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

**rdr.** rural district residential  
real estate

Set on 9.6ha (23.7ac), this property has great opportunity for future subdivision potential (subject to council approval).

Despite its peaceful seclusion, the property remains well connected - approx. 8km from Inverell CBD, 6.5km to Boss Engineering, 5.5km to IRLX, 7km to Ross Hill Public School, 8km to Inverell High School, and 22km to Inverell Airport.

A rare opportunity to secure a lifestyle property with outstanding infrastructure, location and 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.

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.