

Just Listed



370 Old Bundarra Road, Inverell



## 35ACRES WITH DEVELOPMENT POTENTIAL

Set on the edge of town, this 14.27ha (35ac) property presents an exciting opportunity for developers, investors and land bankers alike.

Located just 4km from the CBD, the property combines the convenience of a near-town position with the space and appeal of a rural setting. The gently rolling landscape features quality black basalt soils and enjoys an attractive outlook across the surrounding countryside.

A key feature of the property is the existing Development Approval for subdivision into 12 x 1ha blocks. With increasing demand for lifestyle properties on the edge of town, the groundwork has already been laid for a future development project.

Whether your plans involve developing now, holding for the future, or securing a sizeable acreage in a sought-after location, this is a property that offers flexibility and potential in equal measure.

### Property Highlights:

- 14.27ha (35 acres)
- Approx. 4km to the CBD
- Undulating topography
- Productive black basalt soils
- DA approved for 12 x 1ha lots
- Power available
- Town services available
- Land rates: \$630 per quarter

📏 14.27ha

<b>Price</b>	\$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1428
<b>Land Area</b>	14.27 ha

### Agent Details

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### Office Details

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**rdr.** rural district residential  
**real estate**

- Outstanding development and investment opportunity
- Highly desirable edge-of-town location

A rare chance to secure a substantial parcel of land with approved subdivision potential and a location that continues to grow in demand.

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