

377 Copeton Dam Road, Inverell







COUNTRY SPACE, MODERN COMFORT

4 2 6 40.47ha

Set across 40.47ha (100ac), this property combines a beautifully presented modern home with practical rural infrastructure and a peaceful natural setting. This property delivers the perfect balance between country living and modern convenience, just minutes from Inverell.

The home has been thoughtfully designed with generous proportions and a strong connection to the surrounding landscape. At its heart, the open-plan kitchen, dining and living area creates a comfortable space for everyday living and entertaining, and flows seamlessly through to the outdoor alfresco, providing an ideal spot to enjoy the outlook or host family and friends.

The kitchen is centrally appointed with stone benchtops, a generous island breakfast bar, dishwasher, and ample bench space and storage cupboards. A second lounge room provides additional living space, perfect for families or a separate area to relax and unwind.

Privately positioned, the master bedroom features a walk-in wardrobe and ensuite, with 3 additional bedrooms each including built-in wardrobes and enjoying their own unique outlook. A home office creates further flexibility as a potential craft room, work from home space, or 5th bedroom.

The 3-way family bathroom, complete with shower and bath, is designed to accommodate busy family routines, while the adjoining laundry offers abundant storage and convenient external access.

Comfort is well catered for with reverse cycle air conditioning in the living

Price	$1,490,000
Property Type	Residential
Property ID	1464
Land Area	40.47 ha

Agent Details

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areas and main bedroom, as well as ceiling fans in all bedrooms.

The covered entertaining area and second alfresco area extends the home's living space outdoors, providing comfortable settings to entertain family and friends or simply enjoy the surrounding landscape.

Outside, the property continues to impress with extensive shedding, excellent water, and established rural infrastructure. There is an attached double garage, as well as a separate 17m x 6m shed with concrete floor and attached high-clearance carport providing excellent parking, workshop, and storage space.

Comprising 40.47ha (100ac) of undulating red soils, the property includes 16ha (40ac) of arable land and is divided into 5 paddocks, including a house yard, with stockproof fencing throughout.

Water includes 1 dam, 2 bores (1 new & equipped, and 1 unequipped), as well as a large rainwater tank.

A shearing shed and sheep and cattle yards provides facilities for livestock handling and management. With an estimated carrying capacity of approx. 20 cows, the property offers scope for a small-scale cattle operation or other rural pursuits.

Established white box timbers.

Positioned approx. 7km from Inverell's CBD and schools, 5.5km from Gum Flat Primary School, and 28km from Copeton Dam, the location offers the convenience of town while retaining the peace and space of a rural setting.

Council rates are approx. $1565 per year. Mail delivery 3 times per week.

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