

Sold

Inverell



## TATHRA

PROUDLY SOLD BY REX DALEY - RDR - JULY 2016

AREA: Approx. 27.1 ha (66.9ac).

Inverell Shire Council Rates: \$1,700.00p.a.

Northern Tablelands LLS: \$92.00p.a.

SITUATION: 7km from Inverell on the Yetman Road.

SERVICES: Power. Phone. Mail 5 times per week. School Bus at front gate. Primary and Secondary schools at Inverell. Air and rail services from Armidale to 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: Gently undulating. Altitude: 600m to 630m ASL.

SOIL: Black and Chocolate Basalt soil with rich alluvial Creek flats.

PASTURE DEVELOPMENT: Superphosphate applied annually. Clovers, Prairie Grass also aerial spread.

TIMBER: White and Yellow Box, Apple Gum.

5 bedrooms 2 bathrooms 27.10 ha

Price	SOLD
Property Type	Residential
Property ID	187
Land Area	27.10 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate  
24 Otho St Inverell, NSW, 2360  
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**rdr.**  
real estate

**WATER:** 1 Permanent creek running through Spencer's Gully. Bore 143ft deep rated at 3,000 gal / hour, equipped with an electric submersible pump, pumping into a 5,000 gal concrete tank. Concrete tank is equipped with a pressure pump for the house, gardens and pool, as well as reticulating to 5 troughs. Plus, a 5,000 gal rain water tank connected to the house.

**RAINFALL:** 711mm to 762mm (28 to 30 inches).

**FENCING:** Hinge joint and plain wire with electric. Fair to good order. Subdivided into 5 paddocks. Hinge joint and plain wire with electric. Fair to good order.

**IMPROVEMENTS:** Brick Veneer 5 Bedroom home with multiple living areas, stunning views and ducted evaporative air conditioning throughout. East facing kitchen with ample storage, gas cooktop and oven, dishwasher, pantry and breakfast bar. Tiled bathroom with shower and separate bath, as well as a separate tiled toilet and hand basin. Main bedroom with freestanding wardrobe, ceiling fans and southern views. Bedrooms 2-5 all with ceiling fans and built in wardrobes. Second bathroom with shower, separate toilet and double basin. Tiled laundry complete with built ins and large double stainless steel laundry tub. Electric hot water system, gas outlets. Double skillion with covered access to the home. In-ground swimming pool, fully established gardens. 3KW solar system on shed, reducing your electricity account.

**MACHINERY SHED:** Lock-up Machinery/Workshop shed comprised of:  
Workshop - 10m x 7m concrete floor and power.  
Garage - 12m x 7m concrete floor and power.  
Storage Area - 15m x 12m Gravel floor.  
Separate Tractor and Machinery shed.  
Hayshed.

**STOCK YARDS:** Steel panel cattle yards with crush and loading ramp. Small set of sheep yards.

**CARRYING CAPACITY:** Owner estimates 25 Steers.

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