

Sold



GLENGOWRIE

EXCLUSIVE

AREA: 1,679 Hectares (4,149.4ac).

Inverell Shire Council Rates: \$1,248 p.a.
LLS Northern Tablelands.

SITUATION: Approx. 38km North East of Inverell. Approx. 12km from Pindari Dam.

SERVICES: Single Phase Power. Phone. 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: Undulating. Altitude: 600 to 740m ASL

SOIL: Trap and Granite.

TIMBER: Box and Iron Bark.

WATER: Approx. 1.23km frontage to the Severn River. Numerous dams.

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Price	SOLD
Property Type	Residential
Property ID	189
Land Area	1,679.00 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

RAINFALL: 711 - 762 mm (28 - 30 inches).

IMPROVEMENTS: Main house: 3 Bedrooms all with built-in robes, family room with lounge, dining, kitchen with electric stove, wood fire, timber floors and cathedral timber ceiling. Bathroom with shower and vanity, separate toilet, separate laundry. Solar system on roof, front verandah for entertaining, back verandah and stone BBQ area. 2 x 22,730 Ltr rainwater tanks, double carport and chook run.

Second Cottage: Rustic weatherboard 2 bedroom cottage with sweeping verandahs on 3 sides. All electric kitchen, solid timber breakfast bar, wood fire, timber floor. Bathroom with shower, bath, vanity and toilet. Workshop area and 9,090 Ltr rainwater tank.

Third Cottage: Concrete slab hobbies room, concrete 22,730 Ltr rainwater tank, electricity.

Fourth Cottage: Gyproc lined and carpeted comprising of 2 rooms. Galvanised 22,730 Ltr rainwater tank.

MACHINERY SHED: Main Shed: Open fronted garage/workshop area with cement floor. Lockup workshop with cement floor. Large lockup double machinery shed. 2 x 22,730 Ltr rainwater tanks.

Other Sheds: Storage shed with concrete floor, power connected. Timber frame machinery shed open on all sides.

WOOLSHED: 2 Stand with electric overhead gear.

STOCK YARDS: Timber sheep yards.

GRAIN STORAGE: Cone base silo.

OWNER'S COMMENTS: Magnificent river frontage. Recreational paradise - offering: fishing, game hunting, riding trails, bush-walking and bird watching. Close proximity to Pindari Dam, 2 homes, numerous out-buildings.

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