



Sold



14381 Guyra Road, Inverell



GLEN ALPIN

AREA: 133.55ha (330ac) Freehold. Inverell Shire Council Rates: \$860.00p.a. Northern Tablelands LLS: \$209.37p.a.

SITUATION: 20km from Inverell, 4km from Tingha.

SERVICES: Power. Phone. School bus at front gate. Primary schools at Gilgai & Inverell, & secondary schools at Inverell. Air & rail from Inverell/Armidale/Moree to Brisbane/Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales & monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping & service centres of Northern NSW.

COUNTRY: Undulating.

ALTITUDE: 760m - 820m ASL.

SOIL: Trap & granite approx. 50/50.

ARABLE AREA: 8.09ha (20ac). However, 40.47ha (100ac) available.

PASTURE DEVELOPMENT: Supered. Approx. 20.23ha (50ac), the last 2 years.

TIMBER: Yellow box, apple gum.

WATER: Extremely good water from Copes Creek. 3 dams, 1 equipped with a Honda firefighter motor pumping to 5000gal tank, reticulating to gardens.

IRRIGATION: 2.02ha (5ac) unlimited. Lister motor, numerous aluminum

4 2 7

Price SOLD for \$694,000

Property Type Residential

Property ID 319

Agent Details

Wally Duff - 0427 546 146

Office Details

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



pipes & sprays.

RAINFALL: 803.9mm (31inch) p.a. - Statistics from Bureau of Meteorology.

FENCING: Boundary: New 4 & 5 barb, balanced hinge joint & plain wire with barb. Subdivision: 6 paddocks. Mostly hinge joint.

IMPROVEMENTS: 500m² Double Brick homestead comprising 4 spacious bedrooms. Master bedroom with large ensuite. All bedrooms with built-ins. Modernised kitchen with timber cupboards. Large gas & electric stove, dishwasher. Family room with wood heater. Separate formal lounge/dining room. Tiled bathroom with bath & separate shower recess, separate tiled laundry. Large front & back verandas, gauzed in gazebo & BBQ area. Beautifully established gardens with watering system. Double garage, carport for 4 cars. Plus separate carport with cool room & industrial meat saw. 52,992ltr (14,000gal) rainwater tank.

MACHINERY SHED: 30m x 11m roof only. 12m x 9m enclosed on 3 sides. 12m x 8m.

WOOLSHED: 2 stand electric overhead gear. Wool table & press. 22,730ltr (5,000gal) rainwater tank.

STOCKYARDS: Steel sheep yard, loading ramp .Steel cattle yards, head bale & loading ramp.

OTHER IMPROVEMENTS: 6m x 4m spray booth, down draft (needs 3 phase generator). 32 bird aviaries, plus 16 suspended bird aviaries.

CARRYING CAPACITY: 30 cows & calves.

OTHER ITEMS: Tractor, disc plough, 3 PL scarifier, old offset dick, slasher, 9 foot rotary hoe.

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