

518 Auburn Vale Road, Inverell







DOLOBRAN

3 2 2 10.11ha

AREA: 10.11 ha (24.98 ac).

Inverell Shire Council Rates: $1,557.52p.a.

Northern Tablelands LLS

SITUATION: 5.18km from Inverell.

SERVICES: Power. Phone. NBN wireless broadband available. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Armidale/Tamworth/Moree 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.

PASTURE DEVELOPMENT: Some pastures have been sown with some super phosphate history.

WATER: 60,000ltrs of rainwater storage supplied to house by new pressure pump.

Bore absolutely reliable, equipped with 240-volt 3HP submersible pump – can run at least 7x ¾ inch garden hoses at one time.

Water has been certified by National Health and Research Council Guidelines as suitable drinking water in Australia.

RAINFALL: 805mm (31.69inch) p.a.

Price	SOLD
Property Type	Residential
Property ID	352
Land Area	10.11 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

FENCING: Some new boundary fencing with the rest being in fair order. Divided into 4 paddocks plus laneway.

IMPROVEMENTS: 2 storey 3 bedroom home with a weatherboard & Bessa brick exterior. Large main bedroom with built-in robe, leads into the completely renovated modern tiled bathroom, comprising of spa bath, large shower recess, new vanity & toilet. Fully renovated kitchen with appliances such as a Belling electric stove with induction cooktop & brand new Bosch dishwasher. Large dining room with adjoining lounge room, both opening out to a great north facing balcony, which overlooks the garden. Great for outdoor dining & entertaining. Appreciate the views & beautiful gardens from any position on the wrap around veranda. 2 spacious bedrooms opening onto the front patio, one complete with built-in robe. Large family room with bar area. Separate office open into the studio. Recently renovated 2nd bathroom includes shower recess, vanity, separate toilet & laundry cupboard large enough for a washing machine & tub. Easily accessible carport adjoins the entrance to the family room. All guttering has Leafguard installed. 50,000ltr landscaped salt water pool, with new pump shed, plus covered BBQ & entertaining area. Set in a well-established garden with a grove of White Box trees surrounding. Attracts abundant & varied bird life.

MACHINERY SHED: 2 sheds.

STOCK YARDS: Small set of steel cattle yards with loading race.

CARRYING CAPACITY: 12 head cattle most years, or suitable for horses.

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