



447 Nullamanna Road, Inverell



NO OTHER LIKE NULLAMANNA

AREA: 135.42 ha (334.6 ac) Freehold.

Inverell Shire Council Rates: \$532.00p.a. Northern Tablelands LLS.

SITUATION: 10km from Inverell.

SERVICES: Single phase power. Phone. Mail 3 times per week. Garbage collection & school bus at front gate. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, 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.

COUNTRY: Undulating. Altitude: 560m – 720m ASL.

SOIL: Black Basalt, Red Basalt.

ARABLE AREA: 40.5ha (100ac), 28.3ha (70ac) contoured.

PASTURE DEVELOPMENT: Native grass. 9 tonnes of fertiliser spread last year.

TIMBER: White Box, Yellow Box, Kurrajong.

WATER: 4 large dams. Solar bore with designed reticulating water system & 7 troughs. 3 x 5,000gallon rainwater tanks.

RAINFALL: 711mm (28 inch) p.a.

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Price SOLD for \$840,000

Property Type Residential

Property ID 563

Land Area 135.42 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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



FENCING: Good to new condition. Subdivided into 11 paddocks.

IMPROVEMENTS: Fully renovated 4 bedroom home with north-east facing verandah. Open plan lounge, dining and kitchen with wood heater. Sleek kitchen with dishwasher, electric cook top & stove, breakfast bar and ample cupboards. Large windows throughout for garden views. Main bedroom contains walk-through robe & tiled ensuite with double shower. Bedroom 2 with built-in robe. Separate office or 5th bedroom. Tiled bathroom comprising shower, bathtub, vanity & toilet. Generous laundry. Split system air conditioner for year round heating & cooling. 5.5kw solar power to reduce electricity bills. Large orchard.

MACHINERY SHED: 9m x 24m steel shed with lock-up workshop.

STOCK YARDS: 50 head steel cattle yards with vet crush and calf cradle.

CARRYING CAPACITY: 50 cows and calves, selling weaners at 300kg.

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