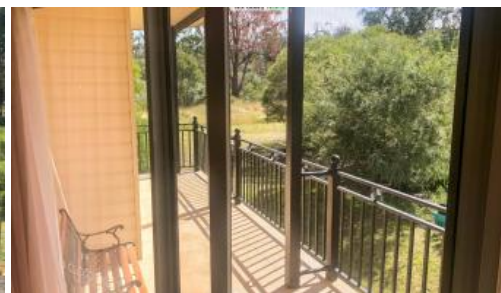


Sold



573 Old Armidale Road, Inverell



## RURAL RETREAT

AREA: 80 ha (197.8 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 27km from Inverell, 50km from Guyra.

SERVICES: Single phase power. Phone. Mail 3 times per week. School Bus at front gate. Primary schools at Inverell, Gilgai or Tingha, Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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: 860m – 900m ASL.

SOIL: Trap & granite.

TIMBER: Stringy bark & Tea tree.

WATER: 4 dams with dam at house having pressure pump to yard. Middle Creek.

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

FENCING: Subdivided into 3 paddocks.

IMPROVEMENTS: 2 storey Besser block 7 bedroom family home.

Downstairs: 5 bedrooms, kitchen/family room with gas stove, ample

7 3 1 80.00 ha

Price	SOLD
Property Type	Residential
Property ID	564
Land Area	80.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



cupboards & bench space. 3 reverse cycle air conditioners throughout.  
Family room with wood heater.

Upstairs: Parent's retreat.

2 bedrooms, master bedroom with air conditioner. Living area with timber lining, exposed beams and reverse cycle air conditioner. Bathroom with shower, vanity & toilet. Kitchenette. Verandah with sweeping views.

50,000litre rainwater tank, 2 x 22,730litre rainwater tanks, plus dam water & pump to tanks for gardens & house (if required).

Detached craft room, ideal for hobbies, games room or potential to be utilised as a granny flat.

2<sup>nd</sup> hobby room, carport suitable for caravans.

Orchard, dog run, compost bins, chook run, veggie garden. Established gardens.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.