

Sold



85 Monterey Road, Inverell



## FAMILY HOME AMONGST LEAFY SERENITY

AREA: 6.07 ha (16.7 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 6km from Gilgai, 14km from Inverell.

SERVICES: Power. Phone. Primary school at Gilgai & Inverell, Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & 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: Flat. Altitude: 775-790m ASL.

SOIL: Red Basalt.

ARABLE AREA: 4ha (10ac).

TIMBER: Stringy Bark.

WATER: 2 dams reticulating to troughs.

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

FENCING: Good condition. Fenced into 4 paddocks with lane ways.

IMPROVEMENTS: Weatherboard homestead with large timber deck and ceiling fans throughout. Open plan lounge, dining and kitchen with reverse cycle air conditioner and wood heating, plus second living area/rumpus

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**Price** SOLD for \$490,000

**Property Type** Residential

**Property ID** 637

**Land Area** 6.07 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
Australia  
02 6722 5500

**rdr.**  
real estate

room. 4 bedrooms, all with built-in robes and ceiling fans. Modern, tiled bathroom contains walk-in shower, vanity and separate toilet.

3 x 5,000gallon rainwater tanks. Raised veggie gardens under shade cloth. Orchard.

MACHINERY SHEDS: 16m x 8m colourbond shed with power & 2 automatic doors. 2 garden sheds.

STOCK YARDS: Old sheep and cattle yards.

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