

Sold

159 Cherry Tree Hill Road, Inverell



## HILLSTON

AREA: 454 ha (1122 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 25km North of Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. Mail services 3 times per week. 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: Undulating. Altitude: 650-720m ASL.

SOIL: Black basalt, Red basalt, Granite.

PASTURE DEVELOPMENT: 60ha (148ac).

ARABLE AREA: Approx. 363ha (897ac) – 80%.

TIMBER: Box, Kurrajong, Apple, Gum.

WATER: 12 dams – 2 x spring fed, 1 x 22' deep. 4 x 5000gallon cement water tanks, 1 x 5000 gallon poly tank & 1 x 3000 gallon poly tank. Reticulated water over property with 2 x tracking solar pumps, 8km x 50mm polypipe. 31 troughs. Windmill/bore to house.

RAINFALL: 700mm (28inch) p.a.

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Price	SOLD
Property Type	Residential
Property ID	650
Land Area	454.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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real estate

FENCING: Boundary: hingejoint, barb & plain wire. Internal: hingejoint with barb & plain wire. Fencing in good to new condition. 13km of new fencing with 2km being new boundary fencing. Integrated laneway system. Subdivided into 22 paddocks.

IMPROVEMENTS: 3 bedroom, 2 bathroom + office weatherboard homestead with wraparound verandah on 3 sides, privately set 2km off the road with picturesque views overlooking Bannockburn Plains.

New country-style kitchen with dishwasher, abundant bench space & storage.

Open plan lounge & dining flows easily to your screened alfresco area & verandah through impressive French doors with Broad-axe timber surrounds.

New family bathroom containing shower & bathtub, with second bathroom combined laundry.

Beautifully wide, solid French oak floorboards and cedar windows throughout.

Home is kept comfortable year round by way of reverse cycle air conditioners, ceiling fans, slow combustion wood fire & double glazed windows and doors.

3 car garage. Workshop currently used as a kennel complex with 7 indoor/outdoor runs, air conditioning, heating and fans (kennel runs & equipment by negotiation).

Fruit trees including cherry trees, oranges, grape fruits.

MACHINERY SHED: 2 large machinery sheds. 2 x 40 tonne silos & 1 x 6 tonne silo. Grain shed.

WOOL SHED: 2 stand electric shearing shed.

STOCK YARDS: Timber & steel cattle yards with crush and calf cradle.

CARRYING CAPACITY: 120 cows and calves plus replacement heifers, or 800 ewes and lambs.

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