







CHARMS OF COUNTRY LIVING

AREA: 25.13 ha (62 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: Approx. 17km from Inverell.

SERVICES: Single phase power. Phone. Mail 3 times per week. 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.

COUNTRY: Flat.

SOIL: Basalt.

ARABLE AREA: 20 ha (50ac).

TIMBER: Kurrajong & White Box.

WATER: 1 dam. 13,000gallon rainwater storage. Bore pumping at 600gallons per hour. Town water.

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

FENCING: Very good.

IMPROVEMENTS: 4 bedroom, 1 bathroom renovated homestead with classic features such as high ceilings and pressed metal throughout. Open

4 1 25.13ha

Price	SOLD
Property Type	Residential
Property ID	761
Land Area	25.13 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

plan lounge, dining and kitchen with reverse cycle air conditioner and wood heater is where all your living will be done. Large, modern kitchen contains ample bench space, breakfast bar and plenty of storage. 4 bedrooms, 3 with ceiling fans and the master also having a built-in robe. Spacious family bathroom comprises of soaking bathtub, glass shower recess, vanity and toilet. Enjoy the serenity and views from either of your 2 full length verandahs, with the second timber verandah being accessible from your bedrooms.

MACHINERY SHED: 9m x 9m workshop with power. 9m x 9m carport. 13m x 10m shed with lockup. 19m x 16m machinery shed with container. Hay shed.

STOCK YARDS: Steel sheep yards.

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