



Lot 13 Ottley Road, Coolatai



### RURAL WEEKEND GETAWAY

AREA: 61.24 ha (151 ac) Freehold.

Gwydir Shire Council Rates: approx. \$728.00 p.a. Northern Tablelands LLS.

SITUATION: Approx. 15km to Coolatai, 40km to Warialda, 50km to Ashford, 55km to Graman, 96km to Inverell.

SERVICES: Power: New-new 18KVA generator. Primary and Secondary schools at Warialda. Air and rail services from Inverell to Brisbane & Sydney, & 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: 380m - 450m ASL.

SOIL: Granite & Basalt.

TIMBER: Pine, Ironbark.

WATER: 1 dam. 2 x 1,000L water tanks.

RAINFALL: 728mm (29inch) p.a.

FENCING: Boundary cleared for fencing.

IMPROVEMENTS: Cabin on concrete slab - power, hot water, kitchen, fireplace.

20ft container.

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Price SOLD for \$280,000

Property Type Residential

Property ID 877

Land Area 61.24 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

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



24ft caravan.

Building entitlement.

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