

725 Rob Roy Road, Inverell







CALLICOMA

AREA: 25.8 ha (63.6 ac) Freehold. Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 19km from Inverell, 20km from Delungra.

SERVICES: Power. Phone. Mail 3 times per week. Primary and Secondary schools at Inverell. School bus at front gate. 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. Altitude: 670m - 695m ASL.

SOIL: Red basalt.

PASTURE DEVELOPMENT: Vetch. Rye. Red, white and strawberry clover. Phalaris. Sardi Lucerne fertiliser history.

ARABLE AREA: 20ha (50ac).

TIMBER: White box.

WATER: 2 dams. 6 concrete troughs. Town water. 10,000 litre Rainwater/ town water tank to house and all troughs. Licensed bore, currently unused. 18,000 litre concrete tank Rain Water

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

3 1 6 25.80ha

Price	SOLD for $831,000
Property Type	Residential
Property ID	887
Land Area	25.80 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

rdr. rural district residential real estate

FENCING: Good to new condition. Fenced into 6 paddocks.

IMPROVEMENTS: 3 bedroom, 1 bathroom hardiplank home has recently been renovated throughout. Lounge room with reverse cycle air conditioner, ceiling fan and wood heater adjoins to your sitting area/rumpus room. Well-designed kitchen contains walk-in pantry, good storage, abundant bench space and ceiling fan. Newly added dining room flows from your kitchen and is filled with natural light from large windows. 3 bedrooms, each with ceiling fans, carpet and the master bedroom also having built-in robes. Modern, tiled bathroom comprises of shower, bathtub, vanity and separate toilet. Laundry has been designed for functionality with good storage and external access. Front verandah is perfectly positioned to overlook your property and into the distance and Rear verandah with sliding Double glazed Doors

Exterior has recently been painted. New powerpoints, switches & LED lighting, hot water system, meter box, pressure pump, septic, and mostly new plumbing throughout.

MACHINERY SHED: 12m x 9.5m shed with concrete slab, power, LED lights, 15amp & 10amp powerpoints.

Steel framed double-length car shed with power.

4m x 5m storage shed.

Skillion with potential for stable.

8m x 10m hay shed with skillion.

Chicken coop.

New concrete Loading Ramp.

STOCK YARDS: New steel cattle yards with undercover double-squeeze crush on slab and scales.

PRICE: $830,000.00

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