

11 Rifle Range Road, Inverell, NSW 2360

CENTURY 21

Sold Acreage

Saturday, 2 December 2023

11 Rifle Range Road, Inverell, NSW 2360

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 3 m2

Type: Acreage



Noel Outerbridge

\$530,000

OPEN HOME – TUESDAY 25TH OF APRIL FROM 12.00PM – 12.30PM Must be sold in 4 weeks! Calling all investors, home business owners, and hobby farmers alike! The perfect opportunity to own this 8-acre property located just 3km from Inverell - a unique prospect due to its prime location and potential for development STCA. Presenting a neat and tidy 3-bedroom weatherboard home, its main features include a large lounge room with a wood fire heater, and reverse cycle air conditioning for your all-year-round comfort. The kitchen has a spacious walkway and contains electric appliances, a ceiling fan and sufficient storage. All 3 bedrooms are carpeted with the main bedroom having a built-in wardrobe. The main bathroom features a shower and bath, with a separate W/C, additionally there is a tiled laundry room completed with a sink. Enjoy the peaceful afternoons sitting on the covered patio area with a book and cuppa. The property additionally offers a 2-car carport attached to the house and a 5,000-gallon fresh rainwater tank. For the horse enthusiasts, this is where this property really shines, the property boasts 4 generous stables and a tack room, with the land fenced into 4 paddocks. This one-of-a-kind property is ideal for horse lovers, with the racecourse and showgrounds close by and the opportunity to join the Inverell Pony Club. There are also 2 equipped bores and a large 12m x 12m steel frame shed with a concrete floor with power connected, perfect for storage or a workshop. Don't miss out on the chance to invest in this truly unique piece of real estate. With its dual occupancy potential STCA (being set on 2 titles), this property is an excellent opportunity for generating rental returns or extra accommodation for friends and extended family. The property offers a quiet rural living while being in close proximity to Inverell, which offers a range of essential services, cafes, shop and parks. Your inspection will certainly impress, call the exclusive listing agent Noel Outerbridge to arrange yours today!