

122 Roseneath Lane, Inverell, NSW 2360



Other For Sale

Friday, 5 April 2024

122 Roseneath Lane, Inverell, NSW 2360

Bedrooms: 3

Bathrooms: 2

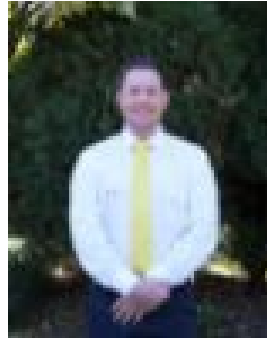
Parkings: 2

Area: 99 m2

Type: Other



Ron Berkley
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Tyler Berkley
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ONLINE AUCTION

The sale of "Toowong" offers the unique opportunity to secure a mixed farming and lifestyle rural holding on the highly regarded Macintyre River (1.2kms frontage) just 8kms from the Inverell CBD set on 99.51 Hectares / 245.89 Acres. Improvements include an Architecturally designed home constructed using timber, stone, steel and iron with glass features and louver windows capturing outstanding views, the morning sun and breezes. Featuring 3 bedrooms main with walk-in robe, two bathrooms, open plan living areas, Entertainers kitchen, indoor and outdoor areas including large timber deck areas. Split system air-conditioning and wood fire heating. Indoor lap pool. Solar system to assist with day to day running costs. *Please refer to the floorplan for the layout* Other improvements include a machinery shed, large hay shed and cattle yards. Water is feature of the property with an 80 megalitre river licence with a diesel pump, modern PVC irrigation mains and hydrants servicing 44.46acres of alluvial river flats. A massive spring fed dam, 3 smaller dams, water tank (20,000 gal) reticulating water to troughs and taps across the property. Second large water tank (20,000gal) of rainwater storage servicing the home. The property has around 70 acres suitable for cultivation with the balance soft grazing country well fenced into 4 paddocks. The property is well managed with established shade areas of Apple box and Yellow box. The property is for genuine sale and Ideally suited to someone wanting a rural lifestyle close to facilities and could be used as a stud or high production operation. Notable Features:• 1.21 km Macintyre River frontage (approx)• 80 MEG water license• Architecturally designed home• Dual road access - Roseneath Lane & Rifle Range Road• Machinery Shed & Hay ShedMark your calendars, as this one-of-a-kind property will be going under the hammer on the 10th May 2:00 PM - Contact Ron Berkley & Tyler Berkley from Ray White Rural Inverell on 0417 660 612 / 0455 681 002 to register your interestDisclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.