

**408 Old Bundarra Road, Inverell, NSW 2360**



**Sold Acreage**

Saturday, 13 January 2024

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**Bedrooms: 4**

**Bathrooms: 2**

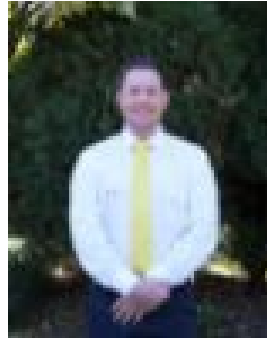
**Parkings: 10**

**Area: 16 m2**

**Type: Acreage**



Ron Berkley  
0417612660



Tyler Berkley  
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**\$1,250,000**

Welcome home! Principal Ron Berkley of Ray White Rural Inverell is proud to present this custom built home and rare large acreage property just 5.5kms from the Inverell CBD to the market as your 'Exclusive Agent'. The brief given for the design was for the entire property to be low maintenance, energy efficient and self sufficient. Set on a unique and productive 16.7 hectares or 41.24 acres. The acreage is in a pristine park like setting with a near perfect amount of established trees complimented by an array of recent native plantings to complete the privacy and country living you would expect. Currently Zoned R5 Large Lot Residential (1 hectare allotments) ideal for future subdivision subject to council approval. The careful planning, first class quality infrastructure, attention to detail and North Easterly orientation of the home and facilities is just outstanding all completed with private town and countryside views. The home itself is architecturally designed and was constructed by the highly regarded 'McMahon Structural' custom home builders in 2019. Whilst the list is extensive in brief the home features 3 bedrooms with a study/4th bedroom, open plan living areas, state of the art kitchen with quality appliances, the main bedroom has a large ensuite including a bath and walk-in robe, 9ft ceilings through out, polished concrete floors, a third toilet for visitors, two separate outdoor living areas and so much more. Designed for all climates with extensive insulation, louvre's and double glazed glass sliding doors throughout for cross ventilation, ceiling fans, reverse cycle air-conditioning, wood fire heating and a near perfect orientation to capitalise on the solar passive design. Externally the property features 2 car accommodation attached to the home, 18m by 12m Blue Scope Steel Industrial shed and workshop with 5m roller doors & a pet enclosure for your fury or feathered friends. The immediate landscaped garden area is tastefully set out with low maintenance and native plantings, a water system and pet proof perimeter fencing. The remaining acreage is highly productive with quality basalt soils ideal for livestock and horticulture. The property facilities also includes a complete off grid solar system with battery storage and a backup diesel generator. Water is extensive with 40,000 gallons of rain water storage, a solar electric submersible bore with a reticulated pipe system. Town water is at the front gate but not connected. A property of this design, quality and features is not available very often. Why not move straight in instead of spending a number of years to establish something similar? For further information or to book a private inspection contact Ron Berkley 0417-612 660 or Ray White Inverell on 02-6722 3000.