

**8736 Gwydir Highway, Inverell, NSW 2360**



**Sold Mixed Farming**

Wednesday, 4 October 2023

8736 Gwydir Highway, Inverell, NSW 2360

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 14**

**Area: 119 m2**

**Type: Mixed Farming**



Wally Duff

0267225500

**\$1,280,000**

AREA: 119.4 ha (295 ac) Freehold. Inverell Shire Council Rates. Northern Tablelands LLS.SITUATION: 20km from Inverell, 13km from Delungra.SERVICES: Single phase power. Mobile phone coverage. Mail 3 times per week. Primary and Secondary schools at Inverell. 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: 660m - 680m ASL.SOIL: Red and black basalt.ARABLE AREA: 60ha (150ac).TIMBER: White box and Wattle.WATER: 2 dams. 2 bores, 1 equipped with windmill.RAINFALL: 711mm (28inch) p.a.FENCING: Mostly new. 8 paddocks.IMPROVEMENTS: 3 bedroom, 1 bathroom brick veneer home. Modern kitchen with 900mm gas oven, abundant storage, and a functional layout. Dining and lounge room contains reverse cycle air conditioner and open fireplace. Built-in robes to all bedrooms, main bedroom with walk-in robe and reverse cycle air conditioner. Modern bathroom with walk-in shower, vanity, separate toilet. Gauzed-in entertainment area adjoins dining room. Fully fenced yard.24m x 7m shed with 4 bays, attached skillion & large granny flat/office with ensuite.MACHINERY SHED: 16m x 8m 4 bay shed with power & 15 solar panels. 12m x 9m machinery shed. 2 x cone base silos.STOCK YARDS: Steel cattle yards with vet crush. Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.Property Code: 984