

96 Fernhill Road, Inverell, NSW 2360



House For Sale

Wednesday, 6 December 2023

96 Fernhill Road, Inverell, NSW 2360

Bedrooms: 4

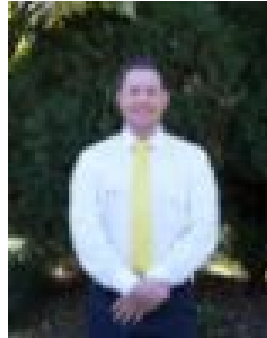
Bathrooms: 1

Area: 26 m2

Type: House



Ron Berkley
0417612660



Tyler Berkley
0455681002

\$1,100,000

Ray White Inverell offers For Sale this very unique and tightly held property with outstanding future development potential being 26.39 Hectares or 65.18 acres situated just 4.1kms to the Inverell CBD. Currently Zoned R5 Large Lot Residential (2000sqm - 4H/A) ideally suited to 1 Hectare or 4 Hectare allotments due to the services available and recent surrounding developments. 'Nioka' is currently considered as a very productive agricultural parcel of land. Improvements include a comfortable high set Federation style 4 bedroom home with outstanding town and countryside views. Features include high ceilings, timber floors, generous sized rooms, reverse cycle air-con, wood fire, outdoor entertaining area, solar panels and adjoining shed/work-shop. The property also has a large 4 bay lock-up shed/workshop with 3 phase electricity and a third 3 bay machinery/hay shed. The property is very well fenced with banks of established shade trees. Water is a feature with town water water connected to a series of troughs, rain water storage, a windmill and a semi-permanent creek. The property has over 470 metres of sealed road frontage to the Southern boundary and a second access to an unformed gazetted road on the Northern boundary. The home is currently leased out with vacant possession available. Council rates are \$3,140 per annum. Motivated Vendors sadly offering this outstanding property. Ideally suited to someone looking for large acreage to develop now or in the future. For further information contact Ron Berkley 0417-612 660, Tyler Berkley 0455-681 002 of Ray White Inverell 02-6722 3000.