

# Lot 13 Ottley Road, Coolatai, NSW 2402



## Sold Lifestyle

Wednesday, 4 October 2023

Lot 13 Ottley Road, Coolatai, NSW 2402

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 61 m2**

**Type: Lifestyle**



Wally Duff

0267225500

**\$280,000**

AREA: 61.24 ha (151 ac) Freehold. Gwydir Shire Council Rates: approx. \$728.00 p.a. Northern Tablelands LLS.  
SITUATION: Approx. 15km to Coolatai, 40km to Warialda, 50km to Ashford, 55km to Graman, 96km to Inverell.SERVICES: Power: New-new 18KVA generator. Primary and Secondary schools at Warialda. Air and rail services from Inverell to Brisbane & Sydney, & 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: Undulating. Altitude: 380m - 450m ASL.SOIL: Granite & Basalt.TIMBER: Pine, Ironbark.WATER: 1 dam. 2 x 1,000L water tanks.RAINFALL: 728mm (29inch) p.a.FENCING: Boundary cleared for fencing.IMPROVEMENTS: Cabin on concrete slab - power, hot water, kitchen, fireplace. 20ft container. 24ft caravan.  
Building entitlement. Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.Property Code: 877