

**'Toowong' Roseneath Lane, Inverell, NSW 2360**



**Cropping For Sale**

Friday, 24 May 2024

'Toowong' Roseneath Lane, Inverell, NSW 2360

**Bedrooms: 3**

**Bathrooms: 2**

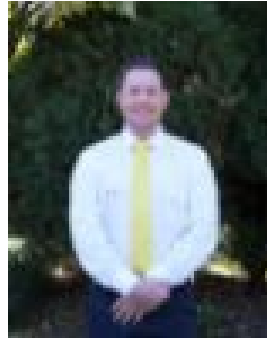
**Parkings: 5**

**Area: 61 m2**

**Type: Cropping**



Ron Berkley  
0417612660



Tyler Berkley  
0455681002

**\$1,395,000**

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 61.23 Hectares / 151.23 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 2 bedroom plus an office, 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. Additional 38.28 hectares - 94.55 acres also available. Notable Features: • 1.21 km Macintyre River frontage (approx) • 80 MEG water license • Architecturally designed home • Machinery Shed & Hay Shed. Contact Ron Berkley 0417 612 660 & Tyler Berkley 0455 681 002 from Ray White Rural Inverell for further information or to arrange an inspection!Disclaimer: 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.