

Sold



## Lot 2 Guyra Road, Inverell



### GET BACK TO NATURE

AREA: 104.1 ha (256 ac) Freehold.

Inverell Shire Council Rates: \$1005.25 p.a. Northern Tablelands LLS.

SITUATION: 14km from Inverell, 4 minutes to Inverell Airport.

SERVICES: Power available. Phone. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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: 800m – 860m ASL.

SOIL: Red soil.

ARABLE AREA: 24.82-28.33ha (60-70ac) open country.

PASTURE DEVELOPMENT: Significant areas of regrowth after recent bush fire.

TIMBER: Box, Stringy Bark, Wattle.

WATER: Town water available. 1 unequipped bore.

RAINFALL: 803mm (31inch) p.a.

IMPROVEMENTS: Building permit available.

|               |                    |
|---------------|--------------------|
| Price         | SOLD for \$210,000 |
| Property Type | residential        |
| Property ID   | 496                |
| Land Area     | 104.10 ha          |

#### Agent Details

Wally Duff - 0427546146

#### Office Details

Rex Daley Realty  
110 Byron Street Inverell NSW 2360  
Australia  
02 6722 5500





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