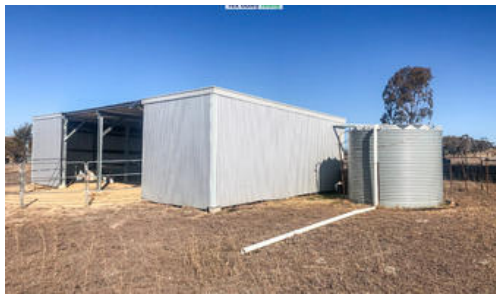




## 145 Dog Trap Lane, Inverell



### PEACEFUL & TRANQUIL SETTING

AREA: 23.03 ha (57 ac) Freehold.

Inverell Shire Council Rates: \$2414.80p.a. Northern Tablelands LLS.

SITUATION: Approx. 6km to Inverell CBD.

SERVICES: Power available. Phone. Primary and Secondary schools at Inverell. Air 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: Approx. 650-680m ASL.

SOIL: Basalt.

TIMBER: White Box.

WATER: Town water available. 2 bores, 1 equipped with solar pump to 5,000gallon tank. 3 troughs. 1 dam.

RAINFALL: 711mm (28inch) p.a.

FENCING: Good condition. Separated into 4 paddocks.

MACHINERY SHED: 17m x 7m steel frame shed.

STOCK YARDS: Steel cattle yards.

**Price** \$485,000 REDUCED

**Property Type** residential

**Property ID** 501

**Land Area** 23.03 ha

#### Agent Details

Wally Duff - 0427546146

#### Office Details

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ADDITIONAL INFORMATION: Can be subdivided into 1ha blocks (subject to council approval).

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.