

1223 Karoola Road, Inverell







MONA LISA

10 4 115.47 ha

AREA: 115.47 ha (285 ac) Freehold.

Inverell Shire Council Rates: $1,067.16p.a. Northern Tablelands LLS.

SITUATION: 10km from Graman, 15km from Ashford, 52km from Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell & Ashford. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/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: 495-520m ASL.

SOIL: 70% Trap, 20% Granite, 10% Basalt.

ARABLE AREA: 60ha (150ac).

TIMBER: Apple.

WATER: 3 dams, 8 troughs, 4km of double Macintyre River frontage, 72 megalitre unregulated Macintyre River water licence with 3 separate lines. 5,000gallon rainwater tank.

RAINFALL: 756mm (29inch) p.a. (eldersweather.com.au)

FENCING: 90% new ringlock fencing with 3 lane ways. Subdivided into 14 paddocks.

Price	SOLD
Property Type	Residential
Property ID	607
Land Area	115.47 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
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IMPROVEMENTS: 4 cottages, all of Besser Block construction and in need of renovation.

Cottage 1: 2 bedrooms, lounge with wood heater.

Cottage 2: 3 bedrooms, 1 bathroom. Wood heater in lounge.

Cottage 3: 3 bedrooms, 1 bathroom.

Cottage 4: 2 bedrooms.

MACHINERY SHED: Large machinery shed with power.

STOCK YARDS: Steel cattle yards with vet crush. Small sheep yards.

CARRYING CAPACITY: 40 cows or 300 ewes.

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