







HILLVIEW

4 2 348.00 ha

AREA: 348 ha (860 ac) Freehold.

Inverell Shire Council Rates: $1,720 p.a. Northern Tablelands LLS.

SITUATION: 25km from Inverell.

SERVICES: Power. Phone. Mail 3 times per week. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & 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: 620m-740m ASL.

SOIL: Red basalt, Trap and Granite.

PASTURE DEVELOPMENT: Clover. Fertilised 2 years ago with Single Super.

ARABLE AREA: 12ha (30ac) currently sown to oats.

TIMBER: White box, Iron bark.

WATER: 5 dams. Electric bore – 30ft deep, reticulating to 4 troughs. 35,000litre rainwater tank.

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

FENCING: Stock proof. Subdivided into 15 paddocks.

Price	SOLD for $900,000
Property Type	Residential
Property ID	714
Land Area	348.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

IMPROVEMENTS: Partially renovated 4 bedroom, 2 bathroom homestead with high ceilings throughout. Open plan lounge, dining and kitchen with wood heater and reverse cycle air conditioner. Stunning new kitchen contains 900mm stove, dishwasher, pantry, ample storage, plenty of bench space & breakfast bar. New bathroom is large in size and has underfloor heating, bathtub, glass shower, vanity. Main bedroom & ensuite renovation yet to be completed. Home has been re-wired and re-stumped on adjustable piers.

SHEDS: 16m x 11m machinery shed. 26m x 10m powered workshop. 10m x 7m hay shed. Woolshed.

50tonne flat bottom silo.

STOCK YARDS: Older sheep and cattle yards with head bale.

CARRYING CAPACITY: 60 breeders.

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