



613 Bedwell Downs Road, Wallangra

rdr. real estate



## ENA COTTAGE

AREA: 1,284 ha (3,172 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 25km from Coolatai, 36km from Ashford, 80km from Inverell, 70km from Texas (QLD border).

SERVICES: Power. Phone. Central school at Ashford, Primary and Secondary schools at Inverell. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Moree, Tamworth. 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: approx. 400m - 500m ASL.

SOIL: Black soil, red soil, sandy soil.

TIMBER: Iron bark, Pine, White box.

WATER: 4 dams. Frontage to Ena Creek & Back Creek.

RAINFALL: 735mm (29inch) p.a.

FENCING: 3 paddocks.

IMPROVEMENTS: 2 bedroom cottage. Wooden floors throughout. Open plan kitchen and dining area with abundant storage and ample bench space. Bathroom with shower over bath, vanity & separate toilet. Front and back

2 1 1,284.00 ha

Price

Expressions of Interest

Property Type

Residential

Property ID 1171

Land Area 1,284.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



verandahs. Rainwater tanks.

PRICE: Expressions of Interest. All offers to be received in writing to wally@rdrrrealstate.com.au, or to our office at 24 Otho Street, Inverell NSW 2360

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