

Sold



518 Auburn Vale Road, Inverell



## DOLOBRAN

**AREA:** 10.11 ha (24.98 ac).

Inverell Shire Council Rates: \$1,557.52p.a.

Northern Tablelands LLS

**SITUATION:** 5.18km from Inverell.

**SERVICES:** Power. Phone. NBN wireless broadband available. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & 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.

**PASTURE DEVELOPMENT:** Some pastures have been sown with some super phosphate history.

**WATER:** 60,000ltrs of rainwater storage supplied to house by new pressure pump.

Bore absolutely reliable, equipped with 240-volt 3HP submersible pump – can run at least 7x ¾ inch garden hoses at one time.

Water has been certified by National Health and Research Council Guidelines as suitable drinking water in Australia.

**RAINFALL:** 805mm (31.69inch) p.a.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	352
<b>Land Area</b>	10.11 ha

### Agent Details

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### Office Details

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**FENCING:** Some new boundary fencing with the rest being in fair order. Divided into 4 paddocks plus laneway.

**IMPROVEMENTS:** 2 storey 3 bedroom home with a weatherboard & Bessa brick exterior. Large main bedroom with built-in robe, leads into the completely renovated modern tiled bathroom, comprising of spa bath, large shower recess, new vanity & toilet. Fully renovated kitchen with appliances such as a Belling electric stove with induction cooktop & brand new Bosch dishwasher. Large dining room with adjoining lounge room, both opening out to a great north facing balcony, which overlooks the garden. Great for outdoor dining & entertaining. Appreciate the views & beautiful gardens from any position on the wrap around veranda. 2 spacious bedrooms opening onto the front patio, one complete with built-in robe. Large family room with bar area. Separate office open into the studio. Recently renovated 2<sup>nd</sup> bathroom includes shower recess, vanity, separate toilet & laundry cupboard large enough for a washing machine & tub. Easily accessible carport adjoins the entrance to the family room. All guttering has Leafguard installed. 50,000ltr landscaped salt water pool, with new pump shed, plus covered BBQ & entertaining area. Set in a well-established garden with a grove of White Box trees surrounding. Attracts abundant & varied bird life.

**MACHINERY SHED:** 2 sheds.

**STOCK YARDS:** Small set of steel cattle yards with loading race.

**CARRYING CAPACITY:** 12 head cattle most years, or suitable for horses.

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