

1111 Karoola Rd, Inverell, NSW 2360

\$1,100,000

Mixed Farming



'Riverview' 1111 Karoola Road, Graman NSW 2360

AREA:
94.47 Ha (233 acres)

LOCATION:
Located approximately 12km from Graman and 50km from Inverell

AGENTS COMMENTS:
Large well planned brick veneer residence, with river frontage including 94ha (232 acres) of grazing land suitable for sheep and or cattle and horses. An ideal mix of agriculture and lifestyle

WATER:
1km of Macintyre River frontage. Petrol pump on River that reticulates water to the tank across the road. The tank then gravity feeds back to the house yard and stock watering troughs

3x 5,000gallon Rainwater storage tanks

Approxiamately 750-763mm of rain per annum

RESIDENCE:
Brick veneer, Bell River home with 4 bedrooms. Main bedroom with ensuite and walk-in robe, bedrooms 2 and 3 with built-in wardrobes. Open plan living area with reverse cycle air conditioning and sliding door access to verandah. Modern kitchen with breakfast bar and electric appliances. Main bathroom with shower, bath and separate toilet. Internal laundry with direct external access. Verandah on 3 sides of the home. 16 solar panels and battery back-up system.

4-open bay Machinery shed

SOIL/TOPOGRAPHY:
Granite loam and small areas of basalt soils with Apple Trees. Sloping River flats rising to low hills.

Listed By
Wayne Daley

Open for Inspection

By Appointment.

