

1263 Copeton Dam Rd, Gum Flat, NSW 2360

Sold - 1/07/2025

Mixed Farming



SOLD BY LJ HOOKER INVERELL

Property Overview:

- Area: 20.62 hectares (50.93 acres) Freehold title
- Located 21km from Inverell with bitumen road frontage
- Only 9km to the well-regarded Gum Flat Infants & Primary School
- Quality lifestyle property with productive land and excellent infrastructure

Residence:

- Well-designed 3-bedroom home
- Main bathroom plus separate toilet
- Spacious open-plan kitchen, living and dining area
- Walk-in pantry and reverse cycle air conditioning
- Full wrap around verandahs on all four sides

Water & Storage:

- Rainwater storage tank and bore water tank, both with electric pressure pumps
- Bore equipped with Honda motor and pump
- Two large stock watering earth dams
- Semi-permanent waterway running through the property

Shedding & Infrastructure:

- Double garage with concrete floor and electric roller doors
- Steel-framed shearing shed with iron cladding and concrete floor
- Equipped with single-stand shearing plant, overhead electric motor and down tubes
- Steel portable stock yards suitable for both sheep and cattle
- Includes loading ramp

Land & Paddocks:

Gently undulating country with basalt soils and strong fodder grass coverage

Listed By

Wayne Daley

Wayne Daley

Open for Inspection

By Appointment.

