L J Hooker Inverell
30-32 Otho Street,
Inverell NSW 2360

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

Open for Inspection

By Appointment.

Listed By

Wayne Daley

Wayne Daley

Listing Number: 3488721

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.