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

1363 Howell Rd, Howell, NSW 2360 **Sold - 3/08/2026**

Lifestyle















'Geebung Flat' Off-The-Grid Tranquility

Area: Approximately 40ha (98.8 acres)

Location: Approximately 8kms from Copeton Dam and approx. 25kms from Inverell

Open for Inspection

By Appointment.

Entirely off-grid, lifestyle property. Surrounded by an approx. 70acre conservation area, 'Geebung Flat' offers tranquillity and comfort with an additional approx. 20acres of timbered and grass areas for stock. With an exceptionally designed 3 bedroom, 2 bathroom home, for comfort, longevity and a growing family. This self-sufficient property is not to miss!

- Constructed in 2013 using Timbercrete blocks on a concrete slab
- 3 bedrooms, 2 bedrooms with built-in wardrobes, all with ceiling fans
- Office/4th bedroom option with library shelving
- Main bedroom with ensuite including shower and toilet
- Main bathroom with bath, shower and separate toilet within bathroom
- Large and spacious tiled open-plan lounge/dining/kitchen/sitting area
- Open plan area with wood heater, raked ceilings and ceiling fans
- Kitchen with electric oven, gas stovetop, dishwasher and large island bench
- Covered outdoor entertaining area
- Roof sprinkler system, Fully fenced orchard
- Approx. 7m x 7m shed with 2 high clearance roller doors. Shed has a double car skillion either side
- Solar panels and system with batteries and Kruger 5KVA back-up generator
- Batteries were replaced 12 months ago ? this powers the residence and sheds
- Steel round yard for horses with tie rail outside gate
- Generally flat, sandy granite soils with waterway through the center of the property. McKay stringy bark timbers

Carrying capacity: Not known, as it has been generally operating as a Wildlife bird and Koala sanctuary. The property is a corridor for Koala's and Gliders.

Paddocks: Ringlock fencing around the property with 1 top barb wire
Approximately 62acres of the property is fenced for a Biodiversity conservation area with approx. 4 years left on the lease

Listed By

Wayne Daley

John Devlin
Phone: (02) 6721 0215
Mobile: 0488 999 364

Listing Number: 3527276

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.