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

Lot 154/ Leaders Lane, Inverell, NSW 2360

NEW PRICE $695,000

Other















'Wyreema Part' Leaders Lane, DELUNGRA NSW 2403

Area- 92.47Ha ? [228 Acres]. Freehold.

Lot 154 DP 754863

Shire Rates $1,372 / annum, LLS Rates $228.33 / annum.

Located ?11 klm from village of Delungra service centre for fuel, rural supplies, motor mechanic & Hotel.

Sort after Delungra basalt soils ? Unimproved allotment ? one dam

A water diviner has recently identified 3 potential bore sites. One will need to carryout their own enquiries however as a guide 60m bore would cost approx. $8,000 to 9,000 cased, Solar pump and tank approx. $20,000 plus the cost of water piping and troughs.

50 Ha [123 acres] of contoured cultivation.

Perfect add on block to any property within the Delungra Area.

Would ideally suit a small farming/ livestock/horse operation and recreation if residing in Inverell.

Shade timber mainly white box trees in the grazing areas.

Most sections of the boundary fencing is in good order.

The property is currently leased until mid May 2026

We believe the Inverell Shire Council will not approve a building entitlement request.
However, we are of the opinion a shed [s], chemical shower, gas hot water system, kitchenette and office would be a suitable development.

Open for Inspection

By Appointment.

Listed By
Wayne Daley

Listing Number: 3534776

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.