

**22 Onus Avenue, Inverell, NSW, 2360**



**Rural For Sale**

Tuesday, 26 November 2024

22 Onus Avenue, Inverell, NSW, 2360

Type: Rural



Wally Duff

0267225500

## ROOM TO MOO-VE

This 272ha (672ac) freehold property is a standout starter block for anyone seeking a productive rural lifestyle with plenty of space for livestock and future potential. Located 11km from the village of Gum Flat.

Undulating country with granite soil.

Set of steel cattle yards with vet crush.

2 dams. Average rainfall of approx. 758mm (31inch) per annum.

Near new 20m x 9m 3-sided shed with concrete floor.

Good to new fencing separates this property into 4 paddocks.

Timbers include Iron bark, Gum, Cypress pine.

Some Pensacola grass.

With its close proximity to Inverell (30km), Gum Flat Public School (11km), and Copeton Dam for weekend recreation (12km).

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Property Code: 1218