



## Inverell, 37 Blair Athol Road

Blair Athol Estate - Own a Masterpiece of History

Expressions of Interest | Offers Over \$3,000,000

Step into a world of timeless elegance with Blair Athol Estate, a distinguished manor circa 1904. This prestigious property stands as one of Australia's most exquisite regional country homesteads, offering a once-in-a-lifetime opportunity to own a heritage-listed residence brimming with history and sophistication.

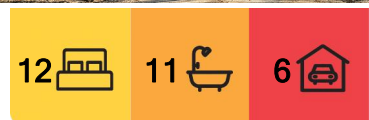
### Majestic Residence & Opulent Features

Designed by the acclaimed architect Herbert E. Ross, this grand two-storey homestead is crafted from double brick on ironstone foundations. It showcases an array of original architectural elements:

- Pressed metal ceilings
- Leadlight windows
- Mahogany staircase



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Expressions Of Interest

**View**  
By Appointment

**Contact**  
**Miles Devlin**  
0488 999 365  
mdevlin.inverell@ljhooker.com.au

**Wayne Daley**  
0412 255 589  
wdaley.inverell@ljhooker.com.au

**LJ Hooker Inverell**  
**(02) 6721 0215**

- Verandahs with tessellated tiles
- Fireplaces with mantlepieces in most rooms

The flexible layout includes up to nine elegant bedrooms, six bathrooms, large country kitchen with working fireplace and an assortment of formal and informal living spaces, making it ideal for a high-end private residence or a prestigious commercial enterprise.

#### Expansive Grounds

Set on approximately 54 acres of prime basalt soil, with up to 5 acres of mature heritage-listed gardens and a grand avenue of bunya pines leading to the homestead.

#### Roman-Inspired Pool House

An indoor heated mineral pool, mineral spa, infra-red sauna, float room, massage / treatment rooms, kitchen, laundry and bathrooms, offering sweeping views of the Inverell district.

#### Further Accommodation

Gardener's Cottage, Coach House and Tiny Home: Perfect for Multi-generational families.

#### Additional Amenities

Tennis court, stables, day yards, garages and carports, greenhouse, chicken coop, storage sheds, sunken garden with fire pit, solar panels and abundant underground water.  
Ironstone Cemetery - Unique historical landmark.

#### Prime Location & Exceptional Investment Potential

Located approximately 7 km west of Inverell's CBD, Blair Athol Estate has a distinguished history as luxury accommodation, event venue and day spa, presenting boundless opportunities for its new owner, whether a private residence or commercial enterprise.

Discover the grandeur and exclusivity of Blair Athol Estate-a symbol of heritage, luxury, and remarkable investment potential.

**Disclaimer:** All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



# More About this Property

Property ID	PTEH8U
Property Type	AcreageSemi-rural
Land Area	21.85 hectare
Including	Air Conditioning Fire Place Heating Pool Prestige Homes Spa

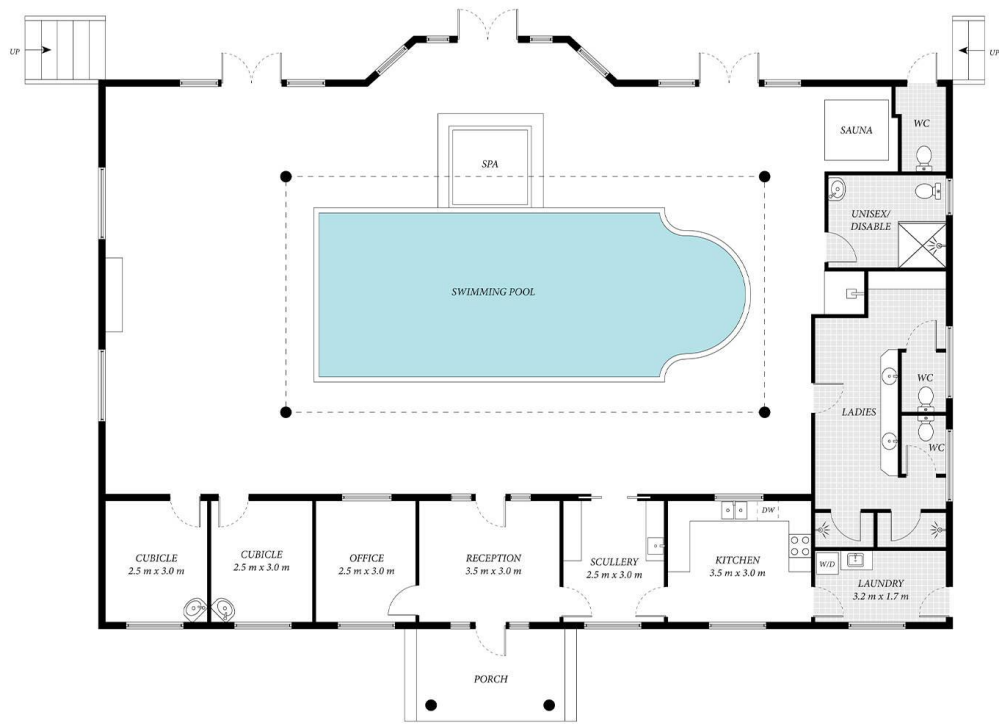
**Miles Devlin 0488 999 365**  
Director | [mdevlin.inverell@ljhooker.com.au](mailto:mdevlin.inverell@ljhooker.com.au)  
**Wayne Daley 0412 255 589**  
Rural & Commercial Sales | [wdaley.inverell@ljhooker.com.au](mailto:wdaley.inverell@ljhooker.com.au)

**LJ Hooker Inverell (02) 6721 0215**  
30-32 Otho Street, INVERELL NSW 2360  
[inverell.ljhooker.com.au](http://inverell.ljhooker.com.au) | [inverell@ljhooker.com.au](mailto:inverell@ljhooker.com.au)



**LJ Hooker Inverell**  
**(02) 6721 0215**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



37 Blair Athol Road | Inverell



LJ Hooker Inverell  
(02) 6721 0215

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.