



Kookaburra Gwydir Highway, Inverell

SOLD BY LJ HOOKER INVERELL

"Kookaburra Hill" presents a rare opportunity to secure a versatile lifestyle property approx. 4.1km from Inverell's CBD. Set on approx. 11.23ha (27.74ac), this property has subdivision potential (R5 zoning) and income from roadside signage, this is a truly unique offering.

Main House:

- 4-bedroom home, 3 with built-in-robos
- Bathroom with shower and toilet
- Large kitchen with electric appliances
- Open plan lounge/dining and kitchen plus adjoining sunroom
- Reverse cycle air conditioning + wood heating
- Entertaining area with hidden laundry
- Mudroom with access to back entertaining area
- Solar hot water system
- House yard, fenced to 3 sides with established fruit trees
- Large 3 bay carport with skillion
- Town & rainwater storage attached to home

Studio/Cottage (not approved for Dual Occupation):

- Front verandah with beautiful rural views
- Open plan kitchen/dining area
- Kitchen with electric and slow combustion stoves

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.

7 🏠 2 🚗 9 🚗

FOR SALE
\$875,000

AGENTS

John Devlin
0488 999 364
jcdevlin.inverell@ljhooker.com.au

John Devlin
0488 999 364
jcdevlin.inverell@ljhooker.com.au

AGENCY

LJ Hooker Inverell
(02) 6721 0215

 **LJ Hooker**

- Large lounge room with wood heater
- 3 bedrooms
- 1 bathroom with shower over bath and toilet
- Back sunroom with combined laundry
- House yard with exclusion fence
- Rainwater tank attached to home

Property Overview:

- Dams for stock water
- Town water + rainwater storage
- Mix of Steel and Timber Cattle yards with loading ramp
- 2 bay Machinery shed (1 bay with mezzanine floor) + attached skillion
- 5 x Roadside signs providing additional income stream
- Subdivision potential being zoned R5, Large Lot Residential

Contact John Devlin today at 0488 999 364 to arrange an inspection of this fantastic property.

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 DETAILS

Property ID	Q58H8U
Property Type	AcreageSemi-rural
Land Area	11.23 hectare
Including	Air Conditioning Built-in-Robes

John Devlin 0488 999 364

Licensee | jcdevlin.inverell@ljhooker.com.au

John Devlin 0488 999 364

Licensee | jcdevlin.inverell@ljhooker.com.au

LJ Hooker Inverell (02) 6721 0215

30-32 Otho Street, INVERELL NSW 2360
inverell.ljhooker.com.au | inverell@ljhooker.com.au

