

Sold



238 Rob Roy Rd, Rob Roy



## Clifton

- Annabelle's Inverell are proud to present "Clifton" 238 Rob Roy Road, Rob Roy.
- 167.5 hectare - 413 acres (395 acres arable) of productive basalt soils, only 14kms west of Inverell.
- Fenced into 12 paddocks with a laneway system back to the steel cattle yards, plus crush and loading race, steel sheep yards with race and undercover marking area.
- **IMPROVEMENTS:-** Brick veneer, 5-bedroom home with open plan living areas, including formal and informal areas, enclosed entertaining area, ensuite, 3rd toilet, double car-port, split system air/conditioning plus wood fire. All bedrooms are generously sized, with bedrooms 2, 3 and 4 having built-in robes, main bedroom comprising of a large ensuite with reverse cycle air conditioning & walk-in robe.
- Bathroom contains bathtub, shower, powder room and separate toilet.
- Functional laundry with external access.
- Rainwater storage plus electric bore.
- Water for the property includes electric bore servicing concrete troughs, 3 dams and double frontage to the highly regarded Rob Roy Creek, plus a 32 megalitre irrigation licence with an electric submersible bore, diesel generator with 800hrs servicing a moveable pod system for 35 acres with a 20 acre paddock and another 17 acres paddock. Vendor sets on a timer and irrigates all

🛏 5 📶 2 🚗 8 📄 413.00 ac

<b>Price</b>	Sold
<b>Property Type</b>	Rural
<b>Property ID</b>	178
<b>Land Area</b>	413.00 ac

### Agent Details

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### Office Details

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