



47 Talbragar Close, Inverell



TANAMERA – PEACEFUL RETREAT WITH ECO FEATURES

Welcome to a home where beauty and functionality come together to create a sanctuary that embraces the ever-changing Australian landscape. Set on 1ha, this stunning property offers more than just a house—it offers a lifestyle. Thoughtfully designed with an eco-friendly approach, every detail has been carefully crafted to enhance your comfort, while honouring the environment around you.

Stepping inside, you're greeted by a striking entrance that sets the tone for the rest of the home. The floor plan flows effortlessly from one space to the next, with durable timber-look flooring, being a practical choice for families with children, pets, or allergies. Designed to embrace natural light and garden views, the home takes full advantage of its north-facing position, with tinted double-glazed windows inviting in an abundance of light while maintaining optimal indoor temperatures year-round.

The heart of the home is an open-plan masterpiece—where the spacious lounge and dining area meet a sleek galley kitchen, complete with modern appliances, a large island bench, pop-up powerpoint, and a hidden butler's pantry. High vaulted ceilings create a sense of grandeur, louvre windows allow refreshing cross-breezes, reverse cycle air conditioner ensures year-round comfort, and a wood heater offers warmth on those chilly nights.

Large stacking doors extend your living area into the screened-in alfresco area. Whether you're hosting friends or simply enjoying a quiet evening, you'll enjoy the built-in BBQ, ceiling fan, and panoramic views.

The private master suite is a peaceful haven featuring an ensuite, large walk-

3 bedrooms 2 bathrooms 3 car spaces 1.00 ha

Price	\$850,000
Property Type	Residential
Property ID	1262
Land Area	1.00 ha
Floor Area	306 m2

Agent Details

Amanda Green – 0427 211 379

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500



in robe, and two sets of glass sliding doors that flood the room with morning sunlight. Two further bedrooms each have built-in robes and ceiling fans. A separate home office offers a quiet space for work, study, or creativity.

Stunning 3-way bathroom with a walk-in shower, bathtub, vanity, and a separate toilet. A third toilet is conveniently located in the laundry with external access, perfect for when outdoors or entertaining guests. The spacious utility room provides ample storage.

For those with a passion for DIY or hobbies, the detached double garage with power and workshop space awaits, with a fourth toilet and an extra-large roller door (3.1m x 2.4m) for your caravan. In addition to the attached single garage with an electric roller door, you'll have plenty of room for all your vehicles and tools.

The property itself is a peaceful oasis, beautifully landscaped with easy-care lawns and gardens, and raised veggie gardens. Picture yourself gathered around the firepit, enjoying the serene sunsets and the tranquility of rural living.

This home goes above and beyond with a range of eco-friendly features, including a solar passive design, double insulation in the walls and ceiling, 2 gas hot water systems, 2 x 2,000L rainwater tanks and trickle-fed town water, 18 solar panels to help offset your electricity bills.

Privately positioned at the end of a quiet cul-de-sac, all of this is just 7 minutes from the CBD, offering the perfect balance of peaceful living and everyday convenience.

This isn't just a home—it's a lifestyle waiting for you to step into.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.