



2 Mulligan Street, Inverell

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RENOVATED COTTAGE ON LARGE 1315SQM BLOCK

From the front to the back, inside and out, this home has been carefully renovated and updated, while preserving its original charm and character. A true labour of love, this delightful cottage, set on 1,315sqm, has been designed to be a place where cherished memories will be made for years to come.

Greeting you with a quaint cottage facade, this home's original concrete path and front step has been etched with the street number and provides a welcoming first impression.

Step through the front door into the lounge room, where classic timber features and pressed metal on the 2.7m ceilings set the tone for the inviting atmosphere. Inside, you'll find modern touches, with new ceiling fans, fresh paint, new window coverings, and a mix of plush carpet and timber-look vinyl planks adding warmth and functionality.

The update the kitchen has undergone is unbelievable! Now bright and light, this space combines clever design with everyday practicality. Ample storage and bench space, a dishwasher, granite benchtop next to the freestanding stove (for placing hot pots and pans), and glass sliding doors that open to your timber deck – perfect for entertaining, alfresco dining, and enjoying backyard views, while also filling the home with natural light.

The 4 bedrooms are as comfortable as they are versatile. The main bedroom boasts a beautiful ceiling rose, pressed metal, and windows with stunning coloured glass and original window hardware. 2 stylish bathrooms make getting ready in the morning or unwinding at the end of the day easy. The

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Price \$425,000 - \$449,000

Property Type Residential

Property ID 1272

Land Area 1,315 m2

Agent Details

Amanda Green - 0427 211 379

Office Details

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



laundry has been cleverly integrated into second bathroom.

All electrical has been rewired and the electrical box is up to code, all plumbing and drainage has been replaced, and the home has been fitted with all new appliances and light fittings.

The 1,315sqm backyard is delightfully spacious and low-maintenance, and is an excellent space for a trampoline and cubby house for the kids, or a new shed for the big kids. Perfect for the developer looking to take on their next project, the site offers the possibility of building a granny flat, second dwelling or duplex out the back (all subject to Council approvals).

Pretty in pink, the single garage provides parking and storage. The garden shed has also been included in the restoration, having been rebuilt from the ground up and kept its iconic red tin roof.

Located in a prime position, you're just moments from Holy Trinity School, Albion Takeaway store, and Lake Inverell.

Step inside and begin your next chapter.

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