

Sold



5 Lang Street, Inverell

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## SPACE TO GROW, ROOM TO PLAY

Bursting with potential, this 3 bedroom weatherboard home offers the perfect start for first homebuyers, investors or renovators ready to make their mark. Set on a generous double block, this property offers space, flexibility and a solid foundation to make it your own.

A light-filled and generously sized lounge room welcomes you into the home, offering air conditioning for the warmer months and the added charm of a built-in wood heater to keep the space warm and inviting in winter (not confirmed if in working order).

Eat-in kitchen provides an abundance of storage and electric stove. There is excellent scope here to modernise over time, allowing you to design a home that suits your family's lifestyle and personal style.

Adding further flexibility, the carpeted rear sunroom creates an additional living zone that can easily be adapted to your needs, whether used as a children's playroom, a quiet reading nook, or a casual sitting area.

The home offers 2 generous bedrooms, both well suited to children or guests, along with a 3rd bedroom that could comfortably serve as a nursery, home office or study. The main bathroom includes a shower over bath and vanity, while the toilet is conveniently located in the laundry.

Outside, the expansive approx. 1,350sqm fully fenced yard is perfect for kids and pets to play. There is ample space to establish vegetable gardens, create outdoor entertaining areas, or simply enjoy the freedom of a large backyard, with potential for further improvements such as a swimming pool (subject

 3  1  4  1,350 m<sup>2</sup>

**Price** SOLD for \$420,000

**Property Type** Residential

**Property ID** 1380

**Land Area** 1,350 m<sup>2</sup>

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to council approval).

Storage and parking are well catered for, with a standout double garage complete with power, skillion and storage area, plus an adjoining single carport. A garden shed adds even more practicality for bikes, tools and outdoor equipment.

Possible rental appraisal \$375-\$385 per week.

Ideally positioned less than 1km from the CBD, local parks and a primary school, this home combines space, convenience and future potential in a family-friendly location.

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