

Lot 2, 104 Auburn Vale Road, Inverell







LIVING THE DREAM AT "BELLORANA"

3 2 2 5,005m2

Set on the peaceful edge of town, this character-filled brick home offers a relaxed lifestyle with space to grow, unwind, and truly feel at home. Elevated to capture a lovely semi-rural outlook, it delivers the perfect balance of privacy and convenience, just minutes from the CBD and local schools.

Step inside to a spacious and inviting lounge room, where large windows—including a charming front bay window—flood the space with natural light. Whether you're hosting guests or enjoying a quiet evening in, the warmth of the wood heater creates a cosy atmosphere during the cooler months.

At the heart of the home, the kitchen is thoughtfully positioned to connect seamlessly with both the lounge and dining areas, making everyday living and entertaining effortless. Well-appointed with ample storage, generous bench space, and electric appliances, it caters easily to everything from family dinners to casual catch-ups. Sliding glass doors extend this space outdoors to a covered entertaining area and secure, fenced yard, perfect for gatherings or simply enjoying the fresh air.

The open flow between the living, dining, and kitchen areas enhances the home's sense of space and connection, creating a comfortable hub for daily life.

Privately set at the front of the home, the master bedroom is a peaceful retreat, complete with a walk-in robe, ensuite, and a large bay window that frames tranquil views. Two additional bedrooms, each fitted with built-in robes and ceiling fans, provide comfortable accommodation for family or

Price	SOLD for $620,000
Property Type	Residential
Property ID	1407
Land Area	5,005 m2

Agent Details

Wally Duff - 0427 546 146
Amanda Green - 0427 211 379

Office Details

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

rdr. rural district residential real estate

guests.

The family bathroom is well-equipped with a shower, bathtub, vanity, and separate toilet, and is conveniently located alongside the laundry for practical everyday use.

Outdoors, both the covered front verandah and rear entertaining area offer inviting spaces to relax year-round, whether it's a quiet morning coffee or an afternoon with friends.

An attached single garage provides secure parking, with the added convenience of drive-through access via roller doors at both the front and rear. A garden shed completes the package, offering handy storage for tools and equipment.

Positioned on a generous 5,005sqm block, the property enjoys space, privacy, and a scenic outlook, while remaining connected to town water and sewer.

Subject to Lands Titles registration. The neighbouring 5011sqm vacant block is also available for purchase, presenting an exciting opportunity for those seeking additional space or future potential.

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.