







COME HOME TO COUNTRY CHARM - UNDER OFFER

3 1 2 1,275m2

Behind a charming white picket fence, this beautifully renovated cottage is a home that instantly captures the heart. Rich in character and thoughtfully updated throughout, it seamlessly blends timeless period elegance with modern comforts, creating a warm and inviting lifestyle property on a generous 1,275sqm block.

From the moment you step through the front door, the home's heritage charm is unmistakable. High ceilings, intricate ornate plaster ceilings, sparkling chandeliers, a striking Art Deco entry light and freshly polished Cyprus timber floors combine to create a sense of warmth and sophistication. Freshly repainted throughout, the interiors are light-filled, welcoming and ready to enjoy.

The spacious living area provides a comfortable gathering space for family and friends, flowing effortlessly to the enclosed front sunroom and versatile 3rd bedroom or home office. Sliding barn doors add further character while maintaining flexibility within the floorplan.

At the heart of the home, the beautifully renovated kitchen has been designed with both style and functionality in mind. Featuring sleek stone benchtops, soft-close cupboards and drawers, a ceramic farmhouse sink and quality electric appliances, it offers the perfect blend of country charm and contemporary convenience.

The main bedroom is a true retreat, boasting a large bay window, timber French doors, reverse cycle air conditioning and exquisite decorative ceilings complemented by an elegant chandelier. It's the kind of room you'll

Price	SOLD
Property Type	Residential
Property ID	1430
Land Area	1,275 m2

Agent Details

Amanda Green - 0427 211 379

Office Details

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

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look forward to unwinding in at the end of each day. The 2nd bedroom is also generously proportioned and filled with natural light.

The stylish bathroom has been tastefully renovated with a walk-in shower, vanity, encaustic floor tiles and pressed metal-look wall tiles, while a separate toilet adds practicality for family living. Laundry with convenient external access.

Outside, the timber verandah and covered entertaining area provide the ideal setting for relaxed outdoor dining and weekend gatherings overlooking the expansive backyard.

The substantial 1,275sqm (0.3acre) block offers endless opportunities for families, gardeners and hobbyists alike. Rear lane access adds exceptional convenience, while the double garage provides secure vehicle accommodation, workshop space or additional storage.

The property's bore, approximately 80 feet deep and supplying reliable water, is an excellent asset for maintaining gardens and outdoor spaces year-round.

Conveniently located within easy walking distance of Warialda's town centre, you'll enjoy access to the IGA supermarket, bakery, cafés, schools, sporting facilities, art gallery and essential services. Also located approx. 61km from Inverell.

Whether you're searching for your first home, a character-filled family residence or a quality investment opportunity, this beautifully restored cottage delivers timeless appeal, modern comfort and room to grow.

Council rates: approx. $642/quarter.

Rental appraisal: $360-$380/week

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