







THIS IS LIVING! PRIVACY, ACREAGE, LOCATION

Step into your own private oasis on this 1ha property, where semi-rural living, convenience close to town, easy-care, and peace and quiet combine to create the ultimate retreat. This 4 bedroom, 2 bathroom residence redefines modern living with its thoughtful design and abundance of space, making this your family's dream home.

As you enter, the expansive open plan lounge, dining and kitchen will definitely not disappoint. Bathed in natural light streaming through windows and sliding doors, creating an inviting atmosphere that beckons you to unwind. It's comfort all year round with reverse cycle air conditioner, the warmth of a wood fire, or optional gas heating.

This stylish kitchen, consisting of Caesarstone bench tops, ample storage cupboards, dishwasher, electric appliances will cater for all, while the adjacent dining area offers the perfect setting for intimate family meals or larger gatherings.

Step outside onto your large L-shaped entertainment area and immerse yourself in the serenity of the surrounding landscape. Perfect for indoor-outdoor living and entertaining, with stunning views of your semi-rural backdrop, gum trees, and visiting bird and wildlife. Additional covered, south-facing timber deck expands the entertainment options.

There are 3 carpeted bedrooms, plus the option of a 4th bedroom or office. Privately situated in one wing of the home is your large main bedroom with reverse cycle air conditioning, walk-in robe, ensuite, and beautiful views out your glass sliding doors to your covered entertainment area. Remaining

4 2 2 1.00ha

Price	SOLD for $720,000
Property Type	Residential
Property ID	1117
Land Area	1.00 ha

Agent Details

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

bedrooms are located at the opposite end of the home with bedrooms 2 and 3 having built-in robes and ceiling fans.

The cleverly designed 3-way bathroom comprises of generous shower and bathtub, separate vanity, separate toilet, plus the always needed linen closet.

Convenience meets functionality with your laundry, equipped with ample storage.

2.4kw solar system will supplement your electricity costs.

Outside, the fully fenced 1ha (2.47ac) property offers endless possibilities for outdoor recreation and relaxation. Enjoy a friendly game of backyard footy or cricket, catching your breath under the shade of the gum trees or on one of your two covered entertainment areas.

The 3 bay garage can easily accommodate your vehicles and hobbies, with the inclusion of a workshop space, toilet and shower. Garden shed provides extra storage.

This property is connected to trickle-feed town water, as well as 3 x 5,000gallon rainwater tanks.

Enjoying a peaceful and private location, at the end of a cul-de-sac with a school bus stop merely metres away. Local schools, hospital, medical centre, sporting fields, and the CBD are just a short drive away.

If you've been envisioning a private sanctuary for your family, this property offers the perfect canvas to turn your dreams into reality.

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.