

Sold



161 Warialda Road, Warialda

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## BEST OF BOTH WORLDS

Escape to the tranquility of semi-rural living at this 4ha (10ac) property, where a charming double brick home awaits, right on the edge of town.

This home has a versatile layout, including 2 inviting areas ideal for relaxation and enjoyment. Whether you are gathered around the wood heaters in each of the living rooms, or enjoying the serenity from your two bullnose verandahs, your family can savour moments of quiet throughout the seasons. Evaporative cooling throughout adds another layer of comfort in summer.

The heart of the home, the kitchen has designed to inspire culinary creativity, from its abundance of storage, including a walk-in pantry, excellent preparation space, and electric appliances. The adjacent open plan dining and living offers a welcoming atmosphere for casual family meals, complemented by a separate dining room for larger gatherings.

Ducted evaporative cooling throughout and 2 wood heaters ensures year-round comfort.

The home boasts an oversized master bedroom complete with walk-in robe and ensuite. 2 more bedrooms have built-in robes, and the office could easily become your 4th bedroom. This layout can adapt to any growing family.

Main bathroom is quite generous in size, and contains a shower, bathtub, vanity and toilet.

Step outside to immerse yourself in the serenity of the surrounding

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**Price** SOLD for \$550,000

**Property Type** Residential

**Property ID** 1119

**Land Area** 4.00 ha

### Agent Details

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landscape. The low-maintenance garden and fully fenced house yard provides ample space for outdoor gatherings or quiet moments of reflection.

A large, 2 car lock-up garage with toilet, sink and electric roller door provides ample storage space for vehicles, equipment, and more.

This home has the added bonus of being connected to town water, as well as having 4 x concrete tanks for water storage.

Other features include a large chook pen, garden shed, steel sheep yards with ramp and small race, 6 paddocks.

Conveniently located just 1.5km from shops, schools, hospital and other amenities, this home offers the best of both worlds: conveniences within reach and semi-rural living at your doorstep.

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