

Sold



54 Granville Street, Inverell

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## A PLACE TO CALL HOME

This delightful weatherboard home offers lifestyle, location and lovely interiors. With wonderful street presence and a practical layout, this home could be exactly what you are looking for.

Start your day basking in the morning sun and enjoying a cuppa on your front verandah.

Step into the wide hallway and be greeted with classic style and charming details often found in homes of this era, including high ceilings, polished timber floors and attractive archways. This home has been recently painted throughout.

Large, open plan living, dining and kitchen is the central gathering point of this home. Whether you are preparing dinner, catching up on the news or sitting around the dining table, you will still be included in the conversation.

Cosy sunken lounge room with reverse cycle air conditioner is the perfect space for relaxation or spending time with family and friends.

3 good-sized bedrooms. Adjoining bedroom 1 is a sleepout, which you may choose to use as your very own dressing room or private sitting room. Bedroom 2 has a built-in robe, bay window and ceiling fan, while bedroom 3 would make a great office.

Tiled bathroom contains shower over corner bath, vanity and toilet. Completing the layout is the separate laundry.

Out the back is a covered L-shaped entertaining area, perfect for

3 bedrooms 1 bathroom 2 car spaces 885.20 m2

**Price** SOLD for \$330,000  
**Property Type** Residential  
**Property ID** 1122  
**Land Area** 885.20 m2

### Agent Details

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entertaining or simply watching the kids enjoy the back yard.

The 885.2sqm block is flat, the back yard is fenced, and features a double garage with single roller door and lean-to, garden shed and rear lane access.

Located close to many local facilities such as schools, sporting fields, the CBD, pubs and clubs.

Long term tenants are currently in place, returning \$400 per week, and willing to stay in the home, making this an enticing investment opportunity.

This lovely home is a downsizer's dream, fantastic first home, family abode or rewarding investment.

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