

35 Burnett Street, Delungra







DIVE IN! HOUSE, SHEDS, 2 TITLES!

Embrace the perfect setting, the large block, and the relaxed liveability that is found at this impressive home. Lovingly maintained and ready for its next chapter, this property awaits its new owners and promises a lifestyle you will love for years to come.

Capture stunning views over town and beyond while enjoying your morning coffee from the front patio.

As you step into the open plan lounge, dining and kitchen, you will appreciate an abundance of natural light that floods in from the large front windows. The kitchen is perfectly positioned with an easy flow, stone benchtops, an abundance of storage cupboards, and an electric stove for cooking.

Giving you second living or dining space is the back sunroom, offering a great flexibility and great spot to enjoy the winter sun.

Each of the 4 bedrooms are generously sized, with built-in robes in two. The fourth bedroom is a versatile space, and could be used as your own office, another living space, or kids' play room.

Contemporary bathroom promises relaxation, complete with a bathtub, shower, vanity and a separate toilet. The internal laundry provides added convenience, and has recently been tiled.

Entertaining is a breeze with the large covered back deck and generous backyard, perfect for hosting gatherings or simply savouring the serenity of your surroundings. These grounds are low maintenance, with plenty of

4 1 2 1,990m2

Price	SOLD for $433,000
Property Type	Residential
Property ID	1165
Land Area	1,990 m2

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

lawn for kids and pets, flower gardens, citrus trees, passionfruit vine, and raised fruit and veggie gardens to grow your own produce.

Summer days can be spent cooling off in the inground salt water swimming pool!

Double garage with remote doors and concrete floor provides secure parking or storage space.

This home has a host of additional features, including newer roller blinds and panel vertical blinds throughout, neutral colour scheme, 12 solar power panels, solar hot water, town water, 2 rainwater tanks, 2 garden storage sheds, and plenty of space to park your caravan or boat.

Set on nearly half an acre (1,990sqm) and on 2 titles, but with only single rates.

Conveniently located in the quiet, close-knit village of Delungra, with the primary school, Bowling Club, service station and other amenities right at your fingertips. Inverell, with more schooling, shopping and services, is located just a 25 minute drive away.

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.