

46 Warana Drive, Inverell







MODERN LUXURY AND TRANQUILLITY

Nestled on 1ha in the peaceful outskirts of Inverell, this remarkable home showcases a perfect blend of semi-rural living, passive solar design, and eco-friendly features. A tranquil escape where sustainability meets style in perfect harmony.

The open plan design maximises light and space, and seamlessly integrated the living, dining and kitchen. Striking raked ceiling with exposed timber beams enhances the size and warmth of the space, and the cosy wood heater adds to the charm. The country-style kitchen is a chef's dream, complete with spacious butler's pantry, dishwasher, generous bench space, breakfast bar, and quality stainless steel appliances, all complemented by a reverse cycle air conditioner.

The sunroom, with its large window, invites breathtaking views into the home, creating another living space or a place for quiet moments of relaxation.

The media/lounge room can easily transform into a 4th bedroom, adapting to your family's needs.

Each of the bedrooms have ceiling fans, and bedrooms 2 and 3 are conveniently fitted with built-in robes. The master bedroom serves as a true retreat, having a large walk-in robe and a luxurious ensuite with walk-in shower, double vanity, soaking tub, and a separate toilet. Imagine unwinding in the bath while gazing up at the stars or enjoying the picturesque rural landscape.

4 3 2 1.00ha

Price	SOLD for $779,000
Property Type	Residential
Property ID	1192
Land Area	1.00 ha

Agent Details

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The 3-way bathroom is thoughtfully designed with a bathtub, shower, vanity/powder room and separate toilet, showcasing beautiful Balinese stone basins in both bathrooms.

Stylish office nook with built-in desk and shelving fulfills your homework, study or your work-from-home needs. Completing the interior is the spacious laundry with plenty of storage and convenient external access.

Seamlessly flowing from the kitchen and dining space is your private alfresco area with ceiling fan – an ideal setting for enjoying good food and company. The fenced backyard invites playful adventures and serves a stunning backdrop for creating unforgettable memories around the crackling firepit.

The creatively-converted shipping container with Ecodeck allows endless possibilities, such as an art studio, cubby house, or entertainment area. A separate, powered studio/office area is perfect for when extended family come to stay and has its very own toilet and basin. Attached double carport provides parking for 2 vehicles. Storage area and adjoining tool storage area with roller door.

This exceptional home also has a 24,500L tank connected to town water, as well as 2 x 3,000L rainwater tanks.

The energy efficiency features include a 5kw north-facing solar system, a Sanden heat pump hot water system (separate hot water systems for the house & studio), Comfort Plus Viridian glass and Kingspan Air-Cell Insulbreak installed throughout home, AA Worm Farm Septic System, which offers very low running costs with no quarterly fees.

Surrounded by native trees and low-maintenance gardens, this property attracts abundant birdlife and kangaroos, creating a peaceful retreat you'll love coming home to. Situated in a peaceful cul-de-sac just 5 minutes from the CBD and schools, this property is the perfect retreat for families seeking a peaceful lifestyle with modern amenities.

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