







AVONLEA - A STUNNING RETREAT

4 2 5 22.26ha

Welcome to "Avonlea", an approx. 22ha retreat offering both a peaceful escape and the convenience of nearby amenities. From the moment you pass through the front gate, the sense of calm and beauty creates a feeling that you've found a place to call home.

This brick veneer, 4 bedroom home with open plan living and kitchen area provides an ideal setting for seamless entertaining or quiet enjoyment. In summer, open up the French doors to the front porch and glass sliding doors to the alfresco and enjoy the refreshing breezes.

The main living area flows effortlessly into the dining area with reverse cycle air conditioner and through to the kitchen, where functionality combines with charm, and provides plenty of room for the whole family. The country-style kitchen is located at the heart of the home, and offers great storage, including an appliance cupboard, abundance of bench space, island breakfast bar, and an impressive raked ceiling and skylight flooding the space with natural light.

Each of the 4 bedrooms are generously sized, with the main bedroom having a walk-in robe, and bedroom 2 containing built-in robes and a window seat with landscape views. Downstairs, the large 4th bedroom with built-in cupboards and full bathroom could make for a great visitors' retreat, teen hang space, another living room, or home business, and has its own separate access. Start your day in the spacious family bathroom, featuring a large vanity area, a relaxing bathtub, shower, and a separate toilet for added convenience.

Price	SOLD for $1,250,000
Property Type	Residential
Property ID	1200
Land Area	22.26 ha

Agent Details

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rdr. rural district residential real estate

With high ceilings and a built-in desk, the office is a great space for working from home or study. Ample storage is integrated throughout the home.

Attached double garage with convenient remote roller doors provides ample parking, and is complemented by an additional 3 bay shed with solar panels, gravel floor, and skillion for motorhome or caravan.

Immerse yourself in the gracious, easy-care gardens that frame this home. Elevate your game on your private tennis court, complete with floodlights for evening practice, ensuring you can perfect your serve at any hour.

This 22.26ha (55ac) property has black basalt soils, steel cattle yards with vet crush and loading ramp, 1 dam, town water, a bore that reticulates to troughs, 2 x 5,000gal rainwater tanks.

Zoned RU5 (Large Lot Residential), this property has future subdivision potential, subject to Council approval.

“Avonlea” is the ideal rural lifestyle that makes you feel a million miles away. Located just 6km from Inverell CBD, with sealed road access, this property provides the perfect setting for those seeking a peaceful retreat or a comfortable family home.

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