







YOUR OWN SLICE OF RURAL PARADISE

5 2 5 4.16ha

Whether you are looking to escape a too-busy pace, grow veggies, raise some animals, enjoy fresh country air and have a massive shed, this 4.16ha (10ac) property may be exactly what you're looking for!

This modest 5 bedroom home offers the functionality and convenience you desire, an open plan layout, and windows positioned to take in beautiful views and fill the home with loads of natural light.

Heating and cooling options include gas points, ceiling fans throughout to circulate cooling breezes, or sit by the crackling fireplace this winter and enjoy the warmth it provides.

Attractive kitchen comprises of a generous walk-in pantry, dishwasher, great bench space, gas stove and an island bench on wheels, giving you the flexibility to easily change the layout as you desire.

5 bedrooms, or 4 bedrooms plus a study. Timber French doors bring the outside into your master bedroom, also with walk-in robe and ceiling fan.

Three-way bathroom contains gas hot water, shower, bathtub, separate timber vanity/powder room and a separate toilet.

Undercover entertainment area is fantastic for firing up that BBQ with family and friends while watching the kids and pets run and play. Low-maintenance, established trees and gardens have been well-designed.

Your double carport is conveniently attached to the home.

The impressive shed infrastructure will be a hit with those with plenty of

Price	SOLD
Property Type	Residential
Property ID	1209
Land Area	4.16 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

rdr. rural district residential real estate

vehicles, the animal lover or those who simply love to tinker around! Powered 9m x 20m shed with 3 roller doors (1 electric), mezzanine level, bathroom amenities and 19 solar panels. Large garden shed to store your bits and bobs. Small hay shed with cool room.

Horse owners will be delighted by the 2 stables, tack room, and round yard.

Water is a feature, with 1 dam, 3 troughs, 7 tanks totaling 70,000gal of storage. If that's not enough, there is also an unequipped bore at 90ft.

Divided into 5 large and usable paddocks. Fencing is in very good condition.

Flat, black basalt soils, with 3ha (8ac) arable. 2ac of Lucerne and 1ac of Oats.

While offering absolute peace and privacy, the property is just 20 minutes from Inverell, and the school bus stops right at the front gate.

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