







## HISTORIC HALL TURNED COSY HOME

This charming 3 bedroom home and has fantastic street appeal and is perfectly suited for those seeking a serene lifestyle without compromising on convenience.

Originally a hall and later used as a school, it's got a unique history that really sets it apart. When you first arrive, the front vestibule entry immediately stands out, giving you a hint of the building's past and welcoming you inside.

Inside, the open-plan layout of the lounge, kitchen, and dining area creates a seamless flow, allowing the chef to remain part of the conversation while cooking. Comfort is assured year-round with reverse cycle air conditioning, ceiling fans, and a cozy wood heater. Freshly installed carpet enhances the living spaces, while remote-controlled LED lights in the lounge add a modern touch.

The kitchen is well-equipped with plenty of storage, a dishwasher, electric oven, cooktop, and ample bench space.

Each of the 3 bedrooms include ceiling fans for added comfort, with the generous main bedroom adjoining the recently renovated and spacious bathroom/laundry. The main bathroom includes a glass shower, vanity, and toilet.

This property comes furnished, ready for you to move right in.

Step outside to the screened side verandah, the perfect quiet spot to sit and relax. The back entertaining area is also gauzed, opening directly from the kitchen—perfect for hosting friends and family. There's also a large 3-bay

📇 3 🔊 2 🗐 3 🗖 1,682 m2

Price SOLD
Property Type Residential
Property ID 1238
Land Area 1,682 m2

## **Agent Details**

Wally Duff - 0427 546 146

## Office Details

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



shed for all your cars, trailers, or caravans, plus a garden shed for extra storage.

Set on a fully fenced 1,682sqm (0.4 acre) block, this property enjoys a corner position with 2 street frontage and rear lane access, offering both space and convenience.

Located right next to the Ashford Central School and the Presbyterian Church, and only a short distance from shops, the chemist, swimming pool, Bowling Club, and other essential amenities, everything you need is within easy reach.

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.