



394 Yetman Road, Inverell

rdr real estate



"ALLEN COURT" - YOUR NEXT CHAPTER

"Allencourt" offers exceptional combination of space, lifestyle and convenience plus potential subdivision

This impressive 18.6ha property is perfectly positioned just minutes from the CBD, delivering rural living without compromising on accessibility.

Thoughtfully designed with light-filled open-plan living forms the heart of the residence, flowing effortlessly to both the front and rear verandah.

Striking raked timber ceilings enhance the sense of scale, whilst having all season of the year covered with reverse cycle air-conditioning, ceiling fans throughout and wood heater.

Well-appointed kitchen is perfectly positioned to overlook the living spaces, making it ideal for both daily family life and entertaining. Featuring generous bench space, quality appliances, ample cabinetry and excellent storage, it caters with ease to everything from casual breakfasts to large gatherings.

For those formal occasions, a separate dining and living room complete with a built-in timber bar provides an additional space to host guests or celebrate milestones.

Generous main bedroom complete with a walk-in robe and spacious ensuite. 3 additional bedrooms all include built-in wardrobes and are serviced by a beautifully appointed, oversized bathroom featuring a spa bath, separate shower and large vanity.

Those working remotely will appreciate the dedicated office, thoughtfully positioned with its own private entry – ideal for meeting clients.

🛏 4 📶 3 🚗 9 📏 18.60ha

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|---------------|-------------|
| Price | \$1,450,000 |
| Property Type | Residential |
| Property ID | 1373 |
| Land Area | 18.60 ha |

Agent Details

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Entertaining is effortless beneath the expansive covered entertaining area, complete with ceiling fans and retractable blinds for year-round comfort and protection from the elements.

3rd bathroom adjoining the laundry adds further practicality, perfect after a day spent outdoors.

Additional Features:

- Zoning: R5 Large Lot Residential 4ha (Subdivision potential) (STCA)
- Detached 3-bay lockable garage with workshop
- 22m x 14m 3-bay hay/machinery shed
- 10m x 14m 2-bay machinery shed
- Bore equipped with electric submersible pump, feeding house yard taps, trough and toilets
- 10,000gallon underground rainwater tank supplies residence
- Additional above ground 5,000gallon rainwater tank
- Solar power
- Located 5kms North of Inverell CBD
- Dual frontage – Yetman Road & Bolands Lane
- Council rates \$3,228/annum

Property listed in conjunction with Ray White Inverell

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