

Under Contract



37 Rivers Street, Inverell

rdr real estate



### HERITAGE CHARM MEETS CONTEMPORARY STYLE

Prepare yourself for love at first sight – this enchanting home is ready to steal your heart.

Originally built circa 1920, this remarkable residence beautifully blends enduring character with contemporary refinement. Thoughtfully renovated to breathe new life into the home, each update has been completed with careful respect for its era, preserving the craftsmanship and charm that make it truly special.

From the moment you arrive, the classic Federation façade and inviting wraparound verandah creates a warm and welcoming first impression. Beyond its charming façade, the home unfolds into a generous and versatile floorplan designed for relaxed modern living. Period details, such as soaring pressed metal ceilings, polished timber floors, bay windows and a wide L-shaped hallway that immediately showcases the home’s timeless elegance.

The kitchen forms is a true centrepiece, striking the ideal balance between timeless style and modern convenience. Featuring stone benchtops, a classic farmhouse sink, abundant storage and quality finishes, it adjoins a light-filled meals area to create a space that is both functional and visually impressive.

All three bedrooms are warm and comfortable, complete with plush carpeting. Bedrooms one and two are generously sized and feature beautiful bay windows, while the third bedroom offers flexibility as guest accommodation or a home office.

3 bedrooms, 2 bathrooms, 2 car spaces, 694 m2

<b>Price</b>	\$495,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1395
<b>Land Area</b>	694 m2

#### Agent Details

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Ducted reverse-cycle air conditioning throughout ensures year-round comfort.

The spacious family bathroom provides a true sanctuary, showcasing an elegant eggshell bathtub, generous walk-in shower, double marble-top vanity and toilet. A second bathroom and internal laundry add further everyday practicality.

A sun-filled L-shaped sunroom or home office opens seamlessly onto a lovely timber deck – the perfect place to relax and enjoy the sunshine.

Set on a low-maintenance and fully fenced 694sqm block, the property offers a fenced backyard, timber storage sheds and a double carport – ideal for families, pets or those seeking extra space without the upkeep.

And the location is simply unbeatable. Just a 5 minute stroll to the CBD, RSM Club, sporting fields, schools and churches, this beautiful home delivers both lifestyle and convenience.

Estimated rental return of \$480 - \$500 per week.

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