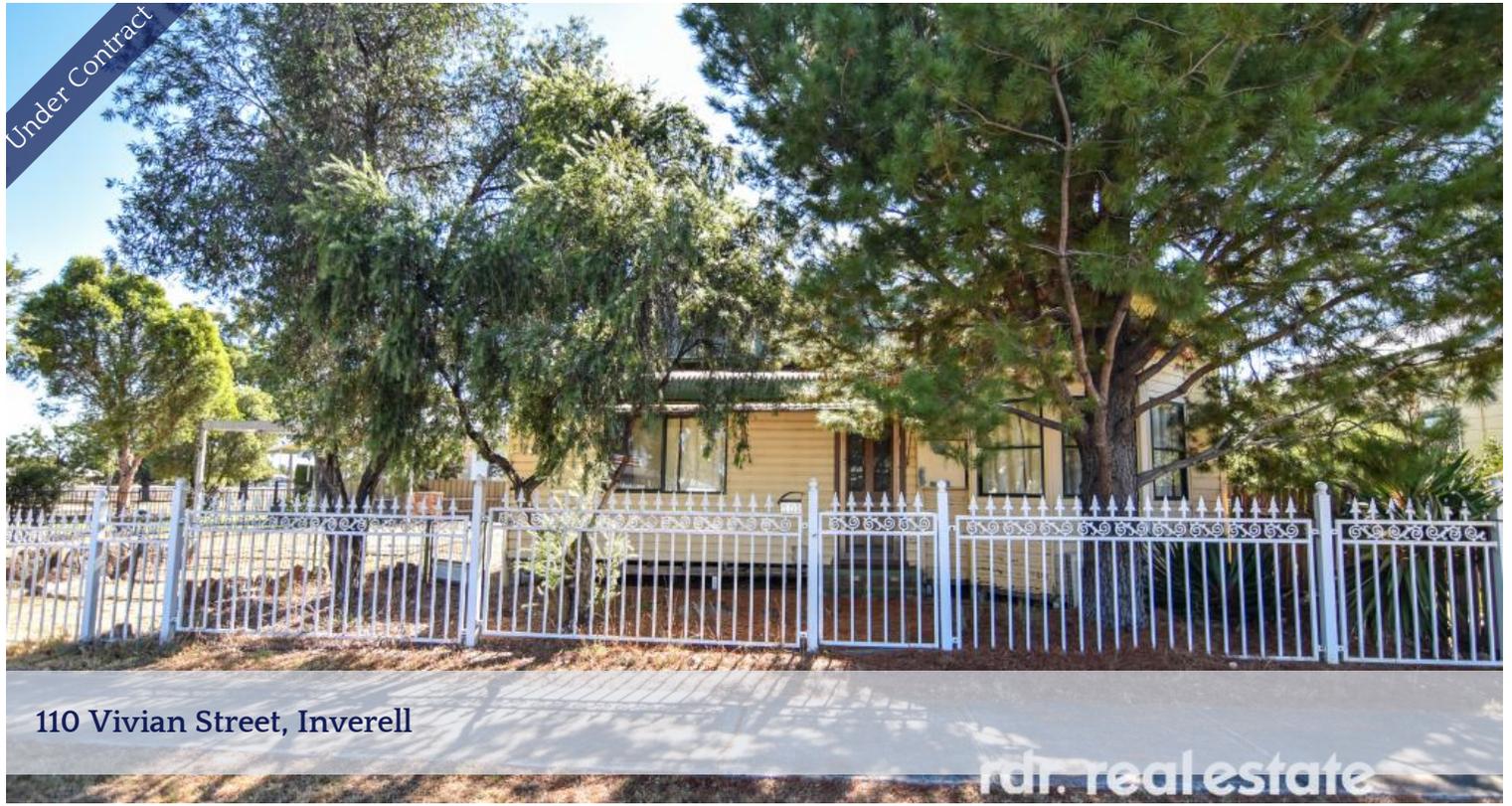


Under Contract



110 Vivian Street, Inverell

rdr. real estate



YOUR NEXT CHAPTER STARTS HERE

Full of potential, this charming cottage presents an exciting opportunity, whether you're creating a comfortable first home, a welcoming downsizer, or a smart investment.

At the heart of the home, the kitchen provides ample storage and generous bench space, complete with a breakfast bar for casual meals. It flows seamlessly into the dining and living area, creating a functional and connected space for everyday living. Built-in shelving adds character while offering the perfect place to display decor, family photos, or place your TV.

The versatile floorplan offers flexibility to suit a range of lifestyles, with spaces that can be easily adapted to suit on your needs. Bedroom 1 features built-in robes, while the front room, complete with a charming bay window and built-in cupboards, can serve as either a 3rd bedroom or a comfortable lounge.

Reverse cycle air conditioners in each of the bedrooms and the kitchen ensure your comfort year round, while near-new vinyl flooring and carpet add comfort and practicality.

The generously sized bathroom includes a shower, bathtub, vanity, and toilet, while the spacious laundry provides additional storage and direct access to the backyard.

Step outside to a covered timber deck overlooking the fully fenced 700sqm yard, an ideal space to relax or entertain. The backyard offers a blank canvas with plenty of scope to add gardens, shedding, or further improvements

🛏 3 🗺 1 📏 700m2

Price	\$380,000
Property Type	Residential
Property ID	1399
Land Area	700 m2

Agent Details

Amanda Green - 0427 211 379

Office Details

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

rdr. rural district residential
real estate

(subject to Council approval).

Rental appraisal of \$360 - \$370 per week.

Conveniently located just moments from parks and sporting fields, shops and restaurants, the CBD, and nearby churches, this property combines lifestyle and location with endless potential.

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.