

23 Clancys Drive, Inverell







COME HOME TO 'TOMAREE'

6 4 8 1.00ha

Imagine coming home to peaceful surrounds, colourful sunrises and sweeping views, all while being just 5 minutes from the CBD. Privately positioned on 1ha at the end of a quiet no-through-road, this property offers the perfect balance of space, comfort and privacy. Whether you're entertaining, unwinding on the deck or simply soaking up the tranquillity, this is a home designed to be lived in and loved.

From the moment you arrive via the long, tree-lined driveway, a sense of calm takes over. Surrounded by landscaped grounds and lawns, the home enjoys colourful sunsets from its expansive wraparound timber deck, while every window captures a beautiful outlook.

Inside, the thoughtfully designed floorplan offers generous proportions and effortless functionality. High ceilings, wide hallways and an inviting entrance create an immediate sense of space, while the open plan living, dining and kitchen forms the heart of the home. Designed with entertaining in mind, the kitchen features stone benchtops, quality appliances, generous walk-in pantry and an abundance of storage, all perfectly positioned to flow out to the timber deck. Ducted reverse cycle air conditioning provides year-round comfort, while a second living room offers valuable flexibility for growing families or those seeking a separate retreat.

The spacious main bedroom is a peaceful haven, with both walk-in and built-in robes, and a large ensuite featuring double vanities, a walk-in shower and toilet. 3 additional bedrooms all include built-in robes, with bedroom 2 also enjoying direct access to the deck - the perfect spot to step

Price	$1,290,000
Property Type	Residential
Property ID	1436
Land Area	1.00 ha

Agent Details

Amanda Green - 0427 211 379
Wally Duff - 0427 546 146

Office Details

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

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outside and enjoy your morning coffee.

The main bathroom has been thoughtfully designed for family living, featuring a generous walk-in shower, deep bathtub, dual vanities and a separate toilet for added convenience. The laundry offers built-in storage and external access outside.

Adding exceptional versatility to this property is the detached guest residence, offering endless flexibility for extended family, visitors, or an income-generating Airbnb opportunity. Comprising of 2 bedrooms, 2 modern bathrooms, kitchenette with oven, laundry facilities, reverse cycle air conditioning, a covered outdoor entertaining area and fenced lawn area where guests can relax while taking in elevated views across Inverell.

Further enhancing the property's appeal is the impressive shed, featuring a 4tonne vehicle hoist, roller door access, workshop area, built-in workbenches and concrete flooring throughout. A separate carport next to the home provides additional covered parking.

Practicality meets sustainability with an outstanding energy setup, including 17kW of solar power (10kW servicing the home and 7kW servicing the shed), complemented by 2 Tesla Powerwall 2 batteries supplying 17Kw of backup electricity storage. The property also benefits from trickle-feed town water, approx. 100,000L of rainwater storage and wireless NBN.

Outside, the established gardens have been thoughtfully designed for easy maintenance, allowing more time to enjoy the lifestyle on offer. Raised vegetable gardens provide the opportunity to grow your own produce. Established trees include a variety of Citrus, Apples, Olives, Fig and Mulberry, while the paved firepit area creates the perfect setting for gathering with family and friends under the stars.

Located just 5 minutes (approx. 4.5km) from Inverell's CBD, this exceptional property combines the peace and privacy of acreage living with the convenience of being just minutes from town.

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