







CHARM, LOCATION, EXCEPTIONAL SHEDDING

4 1 5 1,294m2

Rich in charm and set behind a classic timber picket fence, this inviting weatherboard home offers comfortable living, character and outstanding potential. Set on a generous 1,294sqm block with exceptional shedding, the property enjoys a convenient location just moments from local schools and everyday amenities.

The front verandah provides the perfect spot to set up a couple of chairs and enjoy your morning coffee, while inside, the home has been refreshed throughout with new carpets and fresh white paint, creating a cohesive colour palette while retaining its welcoming charm.

The spacious lounge room offers a relaxed setting for everyday living, with plenty of room for the family to unwind or to gather with friends. At the heart of the home, the kitchen and adjoining dining area feature an abundance of timber cupboards, ample bench space, a gas cooktop and an island bench, providing a practical and inviting space for meal preparation and dining.

Comfort is catered for throughout the seasons with ducted reverse cycle air conditioning and ceiling fans throughout the home.

2 bedrooms, 1 with built-in robes, and 2 sunrooms offer flexibility for additional living space, a study or hobbies. The bathroom contains a shower over bath, and separate toilet, and is conveniently positioned alongside the laundry.

Extending the home's entertaining options, a covered BBQ area overlooks

Price	$579,000
Property Type	Residential
Property ID	1466
Land Area	1,294 m2

Agent Details

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the fully fenced backyard, where established shade trees provide a lovely spot to relax outdoors. There's also plenty of room for children and pets to play, the planting of gardens, or simply enjoy the space and privacy. Another bonus is the rear lane access.

This is a shed to get excited about! The approx. 20m x 8m shed with power and 3 roller doors is a versatile space, providing plenty of options for vehicle storage, hobbies, entertaining or workspace needs. One bay provides parking for 2 vehicles, the second includes built-in workbenches, while the third offers a generous entertaining or workshop area, complete with its own reverse cycle air conditioner.

The location is hard to beat, with Inverell High School just metres away and a short distance to primary schools, long day care, convenience stores and the CBD.

Council rates: approx. $3121 per annum.

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