

42 McNeils Road, Inverell







COUNTRY LIVING, CLOSE TO TOWN

4 3 5 10.93ha

Set on 10.93ha (27ac) down a private, tree-lined driveway, this property offers a peaceful rural living with established gardens and the convenience of being just 10 minutes from Inverell's CBD and local amenities.

The 4 bedroom home combines generous living spaces with thoughtful renovations, including new flooring throughout and a stylish, modern kitchen. Natural light, garden views and a flexible floorplan create a comfortable home with plenty of room for family living and entertaining.

The spacious lounge room enjoys garden views and features a wood heater and cleverly incorporated hideaway office nook, making it a versatile space for everyday living. A second living room adds further appeal, complete with open stone fireplace and room to relax and entertain. Underfloor gas heating throughout the living areas and kitchen, along with three-phase ducted reverse-cycle air conditioning, provide year-round comfort.

At the heart of the home, the new kitchen connects seamlessly with the dining area and adjoining living spaces. Well designed with ample storage, generous bench space, a walk-in pantry and a dedicated appliance cupboard.

All 4 bedrooms offer comfortable accommodation, with the spacious master bedroom featuring a walk-in robe, ensuite and sliding doors opening to the front verandah. Bedrooms 3 and 4 adjoin to a two-way bathroom, offering flexibility for families or guests. Tiled master bathroom contains a bathtub, vanity with timber dressing table, and a toilet.

Price	$1,350,000
Property Type	Residential
Property ID	1477
Land Area	10.93 ha

Agent Details

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At the rear of the home is an additional space suited to a wide range of uses, whether as a home office, hobby or craft room, teenage retreat, or storage area.

The outdoor spaces are equally inviting, with a paved front verandah and a rear entertaining area providing sheltered spots to unwind and enjoy the peaceful surrounds. Established gardens and mature trees attract an abundance of birdlife, while the changing landscape offers something to appreciate throughout the seasons.

Electricity is supplemented by 13kW solar system with a substantial 50kW battery system.

A single carport provides covered parking, in addition to the guest parking bays and a substantial 3 bay shed (approx. 16m x 15m) complete with three-phase power.

Water is supplied by 2x 4,000gallon rainwater tanks and a bore fitted with a new submersible pump, reticulating to a large concrete tank. 3 troughs service 5 paddocks, with additional taps throughout the yards for watering lawns and gardens.

Other features of this property include 6 paddocks with mostly new fencing and a laneway, steel cattle yards with vet crush, and red soils.

Offering a combination of comfortable family living, established gardens and practical rural improvements, this property is conveniently located just 10 minutes from Inverell's CBD, schools, parks, Inverell Saleyards and other local amenities.

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