

37 Dog Trap Lane, Inverell







4 BEDROOM FAMILY HOME WITH SPACE TO GROW

Brick veneer 4 bedroom, 2 bathroom, family home set on 3.351ha. Boasting impressive rural views. Outstanding location. Fantastic opportunity with future subdivision potential.

Generous living / family room - featuring Cyprus timber lined ceiling, built-in bar, feature lighting, wood heater, Mitsubishi reverse cycle air conditioner, brick internal walls, timber features & interesting design throughout, 2 tiled entrances, living room carpeted.

Spacious open plan kitchen / dining room with ample preparation & storage space. Cyprus timber lined ceiling, pantry, overhead units, double SS sink with double drain, free-standing electric oven with glass cook-top, range-hood, lino flooring.

Private & secluded east facing master bedroom with beautiful rural views. Built-in wardrobe with mirror doors, ceiling fan / light combo, carpeted. Walk through the carpeted office (or large walk in wardrobe) to the tiled ensuite with shower, single vanity, toilet.

3 generously proportioned bedrooms, able to be closed off from the rest of the home, all complete with built-ins & carpet. 1 bedroom with a Kelvinator reverse cycle air conditioner. Carpeted hallway with a large walk in linen cupboard.

4 2 5 3.35ha

Price	SOLD for $477,500
Property Type	Residential
Property ID	183
Land Area	3.35 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

Tiled main bathroom with separate bath tub, shower with glass screen, single vanity, skylight, exhaust. Separate tiled toilet. External laundry off the west verandah with laundry tub, built-in storage, bore & rain water connected.

Other features include:
* Bull-nose verandahs
* Single carport - paved
* Double colourbond garage with 2 roller doors, concrete floor, power & lights connected
* Large double door tractor shed. Gabled roof, dirt floor, lights & power connected, high doors - perfect for the caravan or camper-van
* 2x 5000gal rain water tanks
* Town water available but not connected
* Bore (rated at 1800gal per hour) with Davey submersible electric pump, pumping to a 5000gal concrete tank. Gravity fed to garden taps, Orchard, laundry, troughing & both toilets.
* 7 Panel solar system on the house
* Apricus solar hot water system (electric boosted)
* In-ground pool (currently filled in)
* Orchard & vegetable gardens, very good quality black soils.

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