







OUTSTANDING FAMILY HOME CLOSE TO TOWN

6 3 7 2.00ha

PROUDLY UNDER CONTRACT
EXCLUSIVE
Expansive family home in a highly sought-after location. Outstanding northerly aspect. Impressive entertainers kitchen, multiple living spaces. Split level living at it's very best less than 5kms from the CBD. Additional fully self contained accommodation downstairs plus 2 bdr fully self contained detached granny flat. This home has so much to offer.

Upstairs Boasts:
Spacious, open-plan kitchen - dining - living area. Beautifully lit with east & north facing glass, glass doors open onto the north verandah. Impressive pitched ceiling, feature lighting, a truly inviting space. Stunning polished timber floors through the dining & living space.

Large tiled entertainers kitchen boasting - breakfast bench, servery, stone bench-tops, walk-in pantry, loads of cupboard & preparation space, overhead units, Dishlex SS dishwasher, Smeg SS gas cook-top with electric oven, double SS sink with mixer tap, this is a very well appointed kitchen.

Sunken lounge room, spacious - with a must see picture window. North facing, gorgeous rural views. A very peaceful space to be in. Down-lights, carpet flooring.

4 upstairs bedrooms in total, all very generously proportioned, carpet

Price	SOLD
Property Type	Residential
Property ID	196
Land Area	2.00 ha

Agent Details

Wally Duff - 0427 546 146
Elly Jurd - 0267 225 500

Office Details

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

rdr. rural district residential real estate

flooring. 3 bedrooms with built-ins, 2 bedrooms with fantastic built-in daybeds - shelving & desk space. All with ample space for double beds.

Sunken main bedroom. Glass doors opening to the north -taking in the gorgeous views. Large walk-in wardrobe, tiled ensuite with a fantastic vanity offering two basins & loads of space, shower with glass screen, toilet, down-lights, external access into a private courtyard.

Main bathroom with big linen cupboard, separate tiled toilet, tiled shower with glass screen, single vanity, corner spa bath, glass feature bricks, down-lights. Tiled laundry with built-ins, SS laundry tub, external access onto the back BBQ area as well as stairs down to the lock-up garage.

Impressive hallway offering an abundance of storage with 6 door built-ins. Stunning polished timber flooring.

Downstairs Boasts:
Fully self contained accommodation. Bedroom with lovely north & east facing windows. External access on the north side, as well as back through to the double garage, carpet flooring. Tiled bathroom with built-in shower, single basin, toilet. Tiled kitchenette with bench & storage space, SS sink. Open to small living area, carpeted.

SO MUCH STORAGE. Every cm of the downstairs space has been maximised for storage, it really is to be seen. Double garage with concrete floor, power & lights. Electric door with remote access.

Fantastic covered BBQ/outdoor entertaining area off the southern side of the home. Approx.12m x 4m. Offering access to the laundry. Concrete floor, power & lights.

Fully self contained, 2 bedroom colourbond granny flat. Approx.15m x 7m. Single lock up garage, 4 bay skillion, rain water tanks connected, off peak electric hot water system.

Other Features Include:
3 reverse cycle units & Bosh instant gas hot water in the main home.
Bore with electric submersible pump.
Irrigation system (bore water) for the lawns & gardens.
1 dam + troughing.
Rain water tanks - town water available but not connected.
Good black soil - perfect for running a few sheep or cattle.
A gardeners delight !!!

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