

Sold



175 Rob Roy Road, Inverell



EXCEPTIONAL RURAL RETREAT

Designed for family living with comfort in mind - this exceptional, fully renovated home set on approx. 12 hectares (30ac) boasts clever design & quality throughout. An entertainer's delight offering multiple living areas both inside & out, this versatile property is a must to inspect.

- * Impressive open plan - kitchen / dining / living area. Perfect for relaxing & entertaining - opening onto the sweeping verandah through bi-fold doors. Polished concrete floors flow through the kitchen & dining areas, quality carpet in the living space adds extra comfort.
- * Modern entertainer's kitchen offering: Delonghi built-in oven with gas top & range-hood, dishwasher, double SS sink looking out over the rural setting, double glass window fully opening to the outdoor entertaining area on the verandah. An abundance of cupboards & preparation areas, built-in vacuum system.
- * Sitting room situated off the East entrance - would be a fantastic study nook or kids lounge room. With quality carpet flooring this room could make a comfortable 4th bedroom.
- * Carpeted office situated off the Southern entrance.
- * Impressive main bedroom with plenty of built-ins, carpet flooring & external access. Offering a thoughtfully considered ensuite: boasting his and hers vanities, a fantastic double shower & separate toilet.
- * Bedrooms 2 & 3 both generously proportioned: offering built-ins & quality carpet flooring. Bedroom 3 with external access onto the home's back verandah.

🛏 4 🚿 2 🚗 5 📏 12.50 ha

Price	SOLD
Property Type	Residential
Property ID	237
Land Area	12.50 ha

Agent Details

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- * Tiled main bathroom offering: designer built-in bath-tub, double vanity, large shower with glass screen, laundry chute & toilet.
- * Large laundry with external access, built-ins & polished concrete flooring.
- * Loads of built-in storage throughout the entire home.
- * Gas central heating & evaporative cooling.
- * Sweeping verandahs boasting timber flooring, leading to the multiple outdoor living spaces - all very well considered & thoughtfully designed.
- * Attached 2 space carport complete with lighting, concrete flooring and timber steps leading to the side entrance.
- * AMAZING shed - 6 bay with extra high doors for the camper or tractor. Evaporative cooling, concrete flooring, power, lights, abundant space & storage - this is a fantastic space.
- * 110,000ltr rain water tank, town water connected on a trickle system.
- * Beautiful established native trees, fully landscaped gardens with in-ground irrigation system. Amazing play area with a concrete path from the house, play equipment with rock-climbing wall, swings & a great shed/cubby house.
- * Fenced into 3 paddocks, well suited to running a few head of cattle, sheep or horses. Basic set of timber yards with loading ramp.

Talk to one of the friendly team at rdr today to book your private inspection of this truly impressive property. To view the full photo gallery, please visit our website: www.rexdaleyrealty.com

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