







EXCEPTIONAL DOUBLE BRICK 4BDR HOME ON ACRES

PROUDLY UNDER CONTRACT

Exceptional double brick 4 bdr family home on 10 acres. Must see - fully established, landscaped gardens with impressive views over Inverell. Rural setting, conveniently located less than 5kms from the CBD. Sub-Division potential. INSPECTION HIGHLY RECOMMENDED.

Inside Boasts:
Step through the double front door into the spacious informal living / dining area. 9ft ceilings, picture rails, stepped cornice, evaporative cooling, ceiling fans, gas point, tiled flooring. This welcoming space flows through to the modern kitchen & has access onto the screened in back verandah through glass sliding doors.

Double timber doors open into the formal lounge / dining area. A generously proportioned room with soft natural lighting. Stately yet elegant - this comfortable, private space offers feature lighting, 9ft ceilings, picture rail, ceiling fan, gas point & quality carpet.

Modern kitchen with quality appliances. Glass tiled splash back, large window with garden views, fixed island bench, abundant storage & preparation ares, 2 door pantry cupboard, tiled flooring. This highly functional kitchen delivers convenient access to both living areas.

Carpeted hallway leads to 4 generously proportioned bedrooms & houses

4 1 4 4.05m2

Price	SOLD
Property Type	Residential
Property ID	268
Land Area	4.05 m2

Agent Details

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the walk in linen press. All 4 bedrooms offer ceiling fans & quality carpet flooring. Bedroom 1 (currently the office) boasts a walk-in-wardrobe. Bedrooms 2 & 3 have lovely views & offer fixed 3 door built-ins.

Impressive main bedroom with more than enough space for a king sized bed, boasting: glass sliding doors opening onto the verandah, town & garden views, RCAC, ceiling fan, walk through wardrobe to the tiled ensuite - ensuite offering shower with glass screen, single timber vanity, toilet.

Large tiled bathroom offering: separate shower with glass screen, built-in bath tub, large single vanity, separate toilet + additional hand basin. Tiled laundry with ample storage space, including overhead units, external access, bench space, built-in laundry tub.

Sweeping, wrap around verandah. Fully lined with ventilation through to the 3 roof mounted whirly birds. A portion of the N/E verandah has been screened in & has access into the informal dining space. Double carport offering easy access to the verandah.

Double lock-up garage. Fully lined - offering: kitchenette, toilet, windows, power, lights & phone connected. Attached garden shed with concrete floor.

OUTSTANDING GARDENS - Both fully established & emerging. Must see courtyard with a purpose built gazebo with lighting, perfect for entertaining or simply relaxing surrounded by the gardens & abundant bird-life.

Other Features Include:
* 32 panel solar set up.
* Future sub-division potential into 4x 1ha allotments.
* Abundant rain water collection & storage + town water on a trickle system.
* Irrigation system to gardens on a 'drip' set-up.
* Tractor friendly farm shed, timber & corrugated iron construction.
* Ducted evaporative cooling, ceiling fans + RCAC. Gas heating.
* Fully insulated roof - Wool.

Talk to one of the friendly team at rdr today to book your private inspection of this exceptional property.

To view the full photo gallery, please visit our website:
www.rexdaleyrealty.com

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