

Sold



58 Warana Drive, Inverell

rdr. rex daley realty.



## MY MY "MARANTA"

Perfectly positioned and set on approx. 1ha, 58 Warana Drive gives semi-rural living, ease and convenience being close to town, peace, quiet, bird life and a home among the gum trees.

Built in 2006, this brick veneer home is full of high quality finishes you come to expect, from Blackbutt timber flooring, Caesarstone bench tops and ducted evaporative cooling throughout.

There are 3 spacious, carpeted bedrooms with the option of a 4<sup>th</sup> bedroom or office. Large main bedroom offers double glass sliding doors leading to covered entertainment area and allowing you to take in your beautiful views. In addition to this, there is your own walk-in robe and tiled ensuite with toilet, shower and vanity. Remaining bedrooms are located at the opposite end of the home, bedrooms 2 and 3 contain built-in robes.

The cleverly designed 3 way bathroom comprises of generous shower and bathtub, separate vanity, separate toilet plus the always needed linen closet.

Open plan dining, lounge and kitchen will definitely not disappoint. Double glass sliding doors allow access to the L-shaped covered entertainment area located on the North side or your generous South facing timber deck. For the Winter months, there's the warmth of your wood fire located in the lounge room or optional gas heating. Summer is covered with your evaporative cooling. Really, it's comfortable all year round.

This home's stylish kitchen consists of Caesarstone bench tops, pantry and ample cupboards, gas cook top, electric oven and dishwasher.

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**Price** SOLD for \$488,000

**Property Type** Residential

**Property ID** 472

**Land Area** 1.00 ha

### Agent Details

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### Office Details

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**rdr.** rural district residential  
real estate

Only metres from school bus pick-up and being at the end of a cul-de-sac, this property ticks the boxes for convenience and safety.

Additional features:

- 3 bay lockable garage comprising of 2 car spaces, workshop plus shower and toilet
- 2.4kw solar system
- Garden shed
- 3 x 5,000gallon rainwater tanks plus trickle feed town water
- Short drive to CBD, local Schools, Hospital, Medical Centre and sporting fields

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