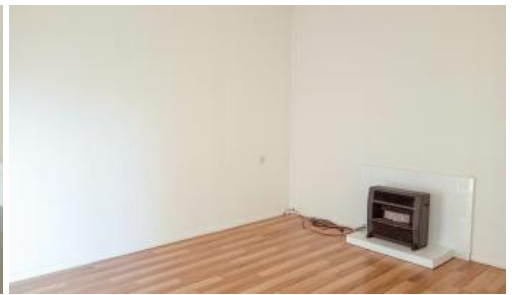




17 Warialda Road, Coolatai



## CHARMING COUNTRY COTTAGE

This 3 bedroom cottage is perfect for those seeking a quiet lifestyle. Beautifully renovated with timber-look flooring throughout, while still retaining its original country charm.

Morning or evening, what you'll love most is sitting on your front verandah overlooking your rural views.

Updated kitchen comprising of electric stove, ample storage and sufficient bench space.

Spacious lounge with reverse cycle air conditioner, ceiling fan and gas bayonet for year round comfort.

Tiled combined bathroom and laundry contains glass shower, laundry tub and toilet.

Covered entertainment area at the rear of the home.

Car parking includes 2 car carport.

Set on a generous 1717sqm block with garden shed.

Water suitable for drinking from 5,000litre rainwater tank plus 2 x 23,000litre water tank.

Located in the small village of Coolatai, with a population of less than 100 residents and the only shop being the Wallaroo Hotel.

The nearest towns/villages for supermarkets, fuel and schools are Ashford (40km), Warialda (40km), Inverell (80km) & Moree (100km).

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	519
<b>Land Area</b>	1,717 m <sup>2</sup>

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
Australia  
02 6722 5500

**rdr.** rural district residential  
**real estate**

Additional features:

- NBN internet
- New stumps
- New aluminium cladding

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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.