







"CLINTON"

EXCLUSIVE AGENT

Unique and character-filled 4 bedroom weatherboard home is set on a generous 14ha (35ac) and has beautiful panoramic views you must see to appreciate. Perfect for those looking for a hobby farm within town limits.

Enjoy your morning cuppa on your front verandah while admiring your rural northerly aspect and garden views.

Multiple living areas offer you many areas to unwind and gather as a family. Lounge room with wood heater is perfect for those cold winter nights. Second living/dining room with built-in office nook and bookshelves flows from your kitchen.

Polished timber floors and high timber lined ceilings extend throughout this home creating a cosy ambience.

Country kitchen is central to your living spaces and includes natural timber breakfast bench, large pantry, dishwasher, an abundance of storage and preparation space.

Privately tucked away from the other bedrooms, the main bedroom contains walk-in robe, ensuite, ceiling fan and glass sliding doors opening to your large timber deck. Remaining 3 bedrooms all contain built-in robes, with 1 bedroom also having a ceiling fan. Sleep out may also be utilised as a 5th bedroom.

Spacious bathroom comprises of shower, large vanity and toilet.

4 2 2 14.15ha

Price	SOLD
Property Type	Residential
Property ID	580
Land Area	14.15 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

Outside the kitchen doors is a generous undercover deck. Perfect for entertaining or simply relaxing and enjoying your rural outlook and gardens with bird and animal life.

Double carport with concrete floor and power attached to the home. Separate powered weatherboard studio would be an ideal teenage retreat or office space for working from home.

Outside you will find:

- Small set of cattle yards
- Double bay machinery shed with one bay having a concrete floor
- Rainwater, town water on trickle system, 3 poly tanks
- 1 small dam, water troughs – gravity fed & connected to town water
- Bore has pump but no motor
- Fenced into 3 paddocks with fencing in good order
- Fully enclosed yard with an additional large enclosed dog run
- Cubby house, chook house
- Established fruit trees, gardens, shade trees

Located only 8km from the Inverell CBD, giving you the luxuries of a rural lifestyle while still being close to town.

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