

Sold



174 Orchard Place, Inverell



## RELAXED, EASY LIVING

This property gives you the perfect combination of the peaceful, rural lifestyle you dream of, with the convenience of being close to town.

Open plan lounge, dining and kitchen area are the central hub of this home, and where everyone will come together. In winter, dine by the ambiance of the wood heater, while reverse cycle air conditioner and ceiling fans will keep you cool in summer. Polished timber floors are a real feature in this room.

There is no shortage of storage in this very workable kitchen, also containing ample preparation space, breakfast bar and dishwasher.

For more formal or larger dinner events, there is your second dining and lounge room. After dinner, make your way outside to the firepit where you can toast marshmallows and be mesmerized by the crackle of the fire.

Rain, hail or shine, you can still spend your weekends entertaining in the enclosed entertaining area, flowing easily from your kitchen and dining.

You will be spoilt for choice on whether to sit on your large back deck or your front verandah and take in the rural views, gardens and tranquility.

4 bedrooms, each with ceiling fans and built-in robes. The large master bedroom will your very own retreat, with reverse cycle air conditioner, ceiling fan, garden views, walk-in robe and ensuite.

Office with ceiling fan is perfect for working from home, a study space or 5<sup>th</sup> bedroom.

🛏 4 🚿 2 📏 8.09ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	727
<b>Land Area</b>	8.09 ha

### Agent Details

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**rdr.** rural district residential  
real estate

Tiled bathroom is central to all bedrooms and contains bathtub, shower, vanity and separate toilet.

Beautiful, landscaped gardens and established trees surround this home, bringing a variety of birdlife.

Set on a generous approx. 8.09ha (20ac) block, and connected to town water, multiple tanks and equipped bore.

This property also has a huge machinery shed as well as a small set of steel cattle yards.

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