


# 82 Inverell Street, Ashford







## A RECIPE FOR RELAXATION

When John Williamson was singing about wanting a home among the gum trees, we're certain he was talking about 82 Inverell Street! This brick 3 bedroom home gives you that quiet, low-maintenance country life you have been wanting.

Open plan lounge, dining and kitchen is an inviting area at the heart of the home, with polished timber floor boards, reverse cycle air conditioner and ceiling fan.

This functional kitchen opens out to your covered entertaining area and contains ample cupboards, adequate bench space and dishwasher.

If you are wanting a second living area, office or rumpus room, the sunroom provides this additional space.

3 carpeted bedrooms, each with ceiling fans and two having built-in robes. Get ready for the day by the vanity adjoining the master bedroom.

Large main bathroom comprises of shower, bathtub, vanity and separate toilet. Second bathroom is cleverly located in your laundry.

You won't be able to resist hosting family and friends in the covered entertainment area with ceiling fans and huge back yard. Cook up a BBQ and enjoy a cool drink in the shade while the kids and pets run and play in this flat yard with fruit trees and gardens.

Spacious 3,920sqm (0.97ac) corner block, fenced into a house yard plus two paddocks.

3 2 5 3,920m2

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| **Price** | SOLD for $252,500 |
| **Property Type** | Residential |
| **Property ID** | 740 |
| **Land Area** | 3,920 m2 |

### Agent Details

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### Office Details

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Parking for your cars, boats or trailer in the 3 bay carport plus an attached 2 bay garage/storage room.

Grow your own vegetables in the greenhouse and veggie garden.

Multiple sheds, including a powered workshop with concrete flooring, storage shed with skillion, timber utility storage space, chook pen.

This home is connected to town water, as well as having 4 rainwater tanks (1 x 2,500gallon, 1 x 750gallon, 1 x 500gallon, 1 x 100gallon) servicing the home and gardens. Even throughout the drought, Ashford was never put on water restrictions.

5kw solar system.

Frazer's Creek is right on your doorstep, backing onto this property. Spend your weekends with your toes and fishing rod in the creek where the owner has caught quite sizable Cod!

When you want to take your family camping, exploring, swimming and out in nature there is Pindari Dam, Macintyre Falls and Limestone Caves all close by.

Located in the friendly village of Ashford, with shops and schools located only a few minutes away, and a larger shopping centre and schooling in Inverell, 56km away.

What the owners love most about this home is the views of rolling hills, Cod fishing down the back, the peace and quiet and the beautiful community where the neighbours say g'day over the fence and pop around for a cuppa or BBQ any time.

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