

Sold



305 Ashford Road, Inverell

rdr real estate



## TUCKED AWAY ACREAGE - "POLLY PARK"

Tucked away with rural outlooks and set on 1.9ha (4.7ac) on the edge of town, this property will not last long.

Spacious, bright and airy lounge room is the perfect space to relax at the end of the day. Ducted, zoned reverse cycle air conditioning keeps this home comfortable throughout the seasons. Enjoy the ambiance of the wood heater during the cooler months.

This chefs kitchen is one to be admired due to the sheer size, functionality and quality of appliances. Located next to the kitchen is your dining room with bay window and glass sliding doors extending this space to a rear deck and entertaining area. For the quick and casual meals, there is your breakfast bar.

Indulge in the peaceful, rural outlook from your generous master bedroom or parents retreat. Here you can indulge yourself in peace and quiet or watch the kids playing in the front yard from your own private balcony. This area also has a built-in robe and tiled ensuite with its own linen closet, spacious glass shower, vanity and toilet.

Located at the other end of the home you will find your second, third and fourth bedrooms, with bedrooms 3 and 4 having built-in robes. The large second bedroom could also be utilised as an additional living area, with access from within the home or double glass sliding door to an outside landing.

For working from home or the completion of homework, at the front of the

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**Price** SOLD for \$850,000

**Property Type** Residential

**Property ID** 1017

**Land Area** 1.90 ha

### Agent Details

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home is the office with shelving and ceiling fan.

3-way main bathroom with vanity area, separate toilet and adjacent bathroom area having shower over bath and second vanity. This well-designed bathroom will accommodate all members of the family or guests with ease.

Downstairs is your open plan area with reverse cycle air conditioning, which has as many options as you would like. This area can be utilised as a rumpus room, games room, second living area or 5th bedroom with glass sliding doors to the backyard. Also located in this space is your third bathroom with toilet and shower, and the laundry.

Parking options are in abundance! Attached double garage with remote roller doors, allowing access to the inside of the home. Detached, powered 2 bay shed/garage with large carport and concrete flooring. For further storage, in the backyard is your detached 3 bay shed on a concrete slab with lean-to. If this is still not enough storage, this property also offers 2 garden sheds.

With the cost of electricity continuing to rise, the impressive 2 x 6.4kw solar systems can offset this bill. This property also offers a working bore and pressure pump to ensure your landscaping and yard are always watered.

Entry to this property is just as impressive as the home itself, with solar powered gates and fully fenced yard.

Positioned only a 4 minute drive to the CBD, and near the Inverell Motocross Track, this is a property not to be missed!

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