



21 West Street, Warialda

rdr real estate



## A SLICE OF THE GOOD LIFE

Set on a generous 2ha block, with impressive shedding and just minutes from town, this parcel of prime real estate offers those seeking space to create their dream lifestyle in peaceful, semi-rural Warialda.

This 4 bedroom home provides ample space for the family and has been designed with comfort in mind. Reverse cycle air conditioning in the open plan lounge, dining and kitchen caters for all seasons, while the wood heater adds a warming ambiance to cool winters.

All 4 bedrooms come with built-in robes, with 2 bedrooms also having air conditioning. The bathroom has undergone a stylish renovation, and comprises of a double vanity, shower and toilet.

Enjoy hosting gatherings in the covered BBQ area while keeping an eye on kids and pets in the fenced backyard.

Adding to the property's appeal are the sheds, including a single garage. There is also a 34m x 12m shed with high clearance, service pit, 10 kw solar power, water, and drive-through access, and a 20m x 8m machinery shed with high clearance.

For the horse enthusiast, there are 4 stables and a tack room, and 4 bays of attached vehicle parking.

This 2ha (5ac) property is divided into 5 paddocks, with new fencing and a trough in each paddock.

Connected to town water, as well as having a bore and 2 x 5,000gal

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Price

Expressions of Interest

Property Type

Residential

Property ID 1129

Land Area 2.01 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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rainwater tanks.

Located at the end of the street, in the quiet town of Warialda, with conveniences such as a preschool, primary school, high school, IGA supermarket, shops and bakeries, pubs and clubs, hospital, swimming pool, a short distance away.

This property is perfect for horse lovers, those in need of large sheds, or anyone who is after a bit of space, in a private setting close to town. Tie it all together and we're sure we have found your next home here.

Expressions of Interest. All offers to be received in writing to [wally@rdrrrealstate.com.au](mailto:wally@rdrrrealstate.com.au), or to our office at 24 Otho Street, Inverell.

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