







## COTTAGE CHARM MEETS MODERN UPDATES

This lovely 3 bedroom cottage is sure to surprise and delight. With its recent renovations, charm and prime location, this house is the perfect place to call home, whether you are taking your first steps into home ownership or exploring investment options.

Behind an appealing cottage-style exterior, you will discover a feel-good home that has been freshly updated and is packed with character features, such as polished timber floors, high ceilings and VJ paneling. The timber floorboards have been freshly polished, new carpets laid, modern kitchen installed, and interiors recently painted throughout.

The semi-open plan living area features a generous lounge room with bay window and a kitchen and dining room with modern appliances, ample cabinetry, great bench space and breakfast bar. The reverse cycle air conditioner and wood heater ensure climate control throughout the seasons.

3 bedrooms offer comfortable accommodation and built-in wardrobes. Bedroom 1 has a stylish new ensuite and versatile attached study/sitting room, and the 3rd bedroom has its own air conditioner.

Main bathroom comprises of a walk-in shower, vanity and toilet. For convenience, there is a third, outdoor toilet.

An abundance of storage in the laundry enhances practicality.

Covered outdoor area gives you a space for entertainment or relaxation. The 512sqm block is low-maintenance, with some established trees and bushes,



Price \$460,000 reduced

Property Type Residential Property ID 1135 Land Area 512 m2

## **Agent Details**

Wally Duff - 0427 546 146

## Office Details

RDR Real Estate 24 Otho St Inverell, NSW, 2360 Australia 02 6722 5500



and a single carport for parking.

Conveniently located next to Inverell Public School, with numerous sporting fields, Inverell TAFE College and the CBD also close by.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.