



15174 Guyra Road, GILGAI, Inverell

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LAID BACK LIVING AT "NGAMMA"

Are you looking for your dream country retreat? "Ngamma" is perfect for you! Spanning 4ha and offering ample space for a growing family or anyone who wants to enjoy a serene country lifestyle!

Upon arrival, a sweeping tree-lined driveway leads you to this hidden and private brick veneer home.

Opening the front door, you step into a family-friendly floorplan with various living areas that cater perfectly to a growing family. Light filled throughout from large windows in each room, providing a wonderful backdrop of the serene landscape, visiting wildlife and kangaroos.

The kitchen is situated between your 2 living/dining areas, and boasts a great walk-in pantry, dishwasher, electric appliances, breakfast bar and views out to your backyard and beyond. Both living areas are inviting and large enough to accommodate family get-togethers as well as small gatherings. The wood heater in the lounge room is perfect for cosy nights in.

Master bedroom is a retreat, situated away from the remaining 3 bedrooms for your peace and privacy, and having a luxuriously large ensuite with bathtub, shower, vanity and toilet. Built-in robes provide storage in all 4 bedrooms.

The 3-way bathroom offers great functionality when getting ready in the morning, with shower and bathtub, dedicated vanity area, and separate toilet.

Adjacent to the bathroom is the laundry with access to the backyard and

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Price	\$800,000
Property Type	Residential
Property ID	1140
Land Area	4.00 ha

Agent Details

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clothes line, so you can easily hang your clothes out to dry in the sun.

For your convenience, the attached double garage is powered.

The verandah wraps the entirety of the home, giving many spots to sit and enjoy the natural beauty, rural ambiance, native trees and gardens, as well as a variety of citrus and fruit trees.

This property offers an abundance of space for outdoor activities and is fenced into a 2ac house yard and second 8ac paddock at the back.

Water includes 2 x 7000gal rainwater tanks with pressure pump, bore, and troughs. Town water is not connected, but runs past the front boundary.

2 bay open shed with attached lock up workshop and high clearance carport is positioned a distance away from your house and neighbours so not to disturb the peace and quiet. There is also a chook pen and bird aviary.

Located only 13km from Inverell, "Ngamma" gives you 4ha (9.9ac) of space and tranquility without being too far from town.

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