



540 Old Bundarra Road, Inverell

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## THERE'S NO PLACE LIKE "YAMALA"

As you wind up the driveway, you will be impressed. Situated on just over 5ha, this remarkable property offers a substantial 5-bedroom, 2-bathroom home. Designed to take advantage of natural light, and every window capturing your surrounds.

The spacious layout includes multiple living areas, perfect for accommodating a large family. Large formal lounge room and dining area provide the perfect setting for any occasion, whilst the family room adjacent to the kitchen will be the focus of your day to day living.

Kitchen comprises of an abundance of storage cupboards, dishwasher, and great bench space. Whether preparing a family meal or entertaining friends, the kitchen's layout allows for seamless interaction with guests and family members alike.

Wood heating provides warmth and ambiance during the cooler months, and the reverse cycle air conditioning and ceiling fans ensure year-round comfort.

Master bedroom is a true retreat, boasting its own sitting area, generous ensuite and walk-in robe. Remaining bedrooms consist of built-in robes and ceiling fans. Rumpus area can be adapted to another living area or 5th bedroom.

Ideal for those who work from home or have a home business, the study is the perfect solution.

3 way bathroom has been well thought-out, consisting of shower, bathtub, a

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<b>Price</b>	\$1,200,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1156
<b>Land Area</b>	5.13 ha

### Agent Details

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separate vanity area, and toilet. For the convenience of guests or when you are entertaining outdoors, your 3rd toilet located in your laundry has direct access from outside as well as from inside the home.

Covered entertainment area encourages outdoor entertaining, while taking advantage of the private, semi-rural location. Also on offer, timber gazebo is the perfect setting to stop and relax. The children's play area and cubby is a haven for young adventurers. The gardens are nothing short of breathtaking - a visual feast that changes with every season and offering an ever-changing backdrop.

Without a doubt, everyone will appreciate the shedding and car accommodation! Attached double garage with internal access. The gravel driveway leads to remaining sheds: 8m x 6m shed and 20m x 8m workshop shed with power and bathroom facilities, offering ample room for projects and storage.

Additional features include 3.5kw solar system, single phase power, working bore (300 gal/hr & 100ft deep), spring fed dam in back paddock, and 3 x tanks (2 fresh water & trickle feed when needed, 3rd tank is bore). Council Rates \$2600 per annum.

Set on 5.13ha (12.7ac) and located approx. 6.3km from the Inverell CBD and 5.8km from Gilgai, this property creates an idyllic retreat for those seeking the peace of the countryside with the convenience of town proximity.

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