



6411 Gwydir Highway, Inverell



POSITION, PRIVACY, PERFECTION

The true magic of this property is its private location, versatile layout, and its endless natural beauty. Set on 4 acres, "Langunya" ensures a lifestyle that is both aesthetically pleasing and supremely comfortable.

The hedge-lined driveway greets you upon entry, concealing the home from the street view, and enticing you to explore further.

Open plan living, dining and kitchen is a central hub where culinary delights are shared, laughter echoes and memories are made. Large windows allow natural light to stream in, framing spectacular sunsets and town views, and the high, raked ceilings create an open and airy atmosphere.

Modern, gourmet kitchen offers plenty of space for family cooking, a breakfast bar for casual dining, walk-in pantry with sensor lights, and quality appliances. With another 2 living areas, being the generous lounge/media room and the casual living area with built-in timber bar, this home can adapt seamlessly to your family's needs.

Blending indoor comfort with outdoor living, the large entertainment area and private courtyard flow seamlessly from your living areas. Whether it's intimate dinners under the stars, lively celebrations with friends, Sunday brunches, BBQs, or picnics on the lawn, this property provides the perfect backdrop for any occasion.

Heating and cooling options, including reverse cycle air conditioners, ducted evaporative cooling, cosy wood heater and underfloor heating, ensure year-round comfort, no matter the season.

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Price	\$1,200,000
Property Type	Residential
Property ID	1185
Land Area	1.62 ha

Agent Details

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3 generously-sized bedrooms and a dedicated home office cater to both family living and work-from-home needs. The main bedroom is a private retreat, with access to your private courtyard and a stunning ensuite with walk-in shower. Main bathroom with a large walk-in shower, stylish vanity, floor to ceiling tiles, and toilet.

Storage solutions will be your last concern, with built-in robes to most bedrooms, linen cupboards lining your hallway, and a walk-in utility room.

Beautifully landscaped gardens offer plenty of space for the kids to play, with hidden paths through the colourful hedging to secret gardens. The in-ground swimming pool will entice you to take a dip on a hot summer day, and is complete with outdoor shower to rinse off.

Huge shed with 4 bays (3 with oversized roller doors), skillion bay and large L-shaped office is ready for the handyman to work on vehicles or store the toys, or is perfect for a home business. 30 solar panels on the roof help to reduce electricity costs. Additional double carport allows for extra parking, and the attached storage room gives you somewhere to easily pack away your garden tools.

The original cottage and timber shed are still here, retaining the rich history of the area. Other features include electric roller blinds, town water, 2 x rainwater tanks.

Nestled on a private 1.62ha and located on the edge of town, close to schools, Lake Inverell and parks, "Langunya" presents a lifestyle that surpasses expectations.

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