

Sold



49 Inverell Street, Delungra

rdr. real estate



## CHARACTER COTTAGE

Escape the hustle and bustle of city life and embrace the serenity of Delungra, a peaceful town where time seems to slow down, and life is lived at a more relaxed pace. Nestled on a generous 967sqm block with rear lane access, this delightful 3 bedroom weatherboard cottage is a true gem, brimming with character and endless potential.

Step inside to discover the timeless charm of yesteryear, with high ceilings, original timber floors, and stunning period features including a bay window, bullnose front verandah, timber French doors, and vintage pendant lighting. These classic elements provide a warm, inviting atmosphere that is enhanced by the fresh paint throughout.

This home has the potential to shine and offer your family a comfortable and convenient lifestyle. The spacious lounge provides a relaxed setting for entertaining, while the timber kitchen offers the perfect space for meal preparation. The combined bathroom/laundry adds practicality, and the gauzed-in covered entertainment area allows you to enjoy the outdoors year-round.

Comfort is assured with reverse-cycle air conditioning, ceiling fans, and wood heating to keep you cosy in all seasons.

The property boasts impressive outdoor space, including a massive 14m x 6m 4-bay shed with one lock-up bay and attached triple carport, plus two additional garden sheds (7m x 3m and 5m x 5m) for all your storage needs. There is also a rainwater tank.

🛏 3 🚿 1 🚗 4 📏 967 m2

**Price** SOLD for \$220,000  
**Property Type** Residential  
**Property ID** 1210  
**Land Area** 967 m2

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

**rdr.**  
real estate

Located just minutes from Delungra Public School, the Delungra Hotel, and the Delungra Memorial Bowling & Recreation Club, this property offers easy access to local amenities. For larger shopping needs, Inverell is just 33km away, while Bingara is 43km away.

This property offers a fantastic opportunity to renovate, rejuvenate, or redevelop to suit your needs. Whether you're looking for a home with character or a project to unlock its full potential, this home is waiting for you to make it your own.

Don't miss your chance to secure this charming piece of Delungra and create a home that perfectly suits your lifestyle.

**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.