

Just Listed



22 Duff Street, Ashford

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## RENOVATE, REVIVE, RENEW

This charming home, set on an large 1,253sqm block, presents an exceptional opportunity for those looking to create their dream property.

The solid foundation invites creative updates, extensions, or modern enhancements to suit your personal style or maximize future value. Whether it's a contemporary refresh or a full-scale transformation, this property offers endless possibilities.

Inside, the home is bursting with character, with polished timber flooring, high ceilings and wood heating. The layout features a generous lounge and dining room, kitchen, 3 bedrooms, 1 bathroom, and laundry. A second bathroom with shower and toilet is located next to your covered entertaining area and timber deck, perfect for when you are out in the garden, or hosting family and friends.

The home is positioned to the front of the spacious 0.3acre block, giving you a huge backyard to play with.

For parking, there's a single carport attached to the home, as well as a separate single garage with an adjoining carport.

In real estate, location is everything, and this home's position only enhances its appeal. Everything you need is on your doorstep, the local swimming pool, parks, Bowling Club, corner store, Central School, pharmacy, service station.

For further amenities, travel to the town of Inverell (57km), Texas/QLD border (70km).

 3  2  3  1,253 m<sup>2</sup>

<b>Price</b>	\$260,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1228
<b>Land Area</b>	1,253 m <sup>2</sup>

### Agent Details

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Whether you are looking to renovate or knock down and rebuild, the opportunity here is unparalleled.

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