



260 Auburn Vale Road, Inverell

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## SIMPLY MESMERISING

Nestled in a peaceful semi-rural setting, this beautifully designed home on 2 ha offers the perfect blend of modern living and natural beauty, just minutes to town.

The spacious layout is designed with growing families in mind, featuring multiple living zones and exceptional indoor and outdoor entertaining areas. Whether you're enjoying a quiet evening or hosting friends and family, you'll find the perfect space—choose from the family room, casual sitting area, meals area, or formal lounge/dining room, which the current owners are enjoying as a pool room. This layout ensures everyone has their own space to relax and unwind. Seamless access leads you to the covered outdoor entertaining area with blinds, and a verandah that stretches across the front of the home, offering a perfect setting for relaxation or social gatherings.

At the heart of the home is a gourmet kitchen, ideally positioned to overlook the living and outdoor areas. With abundant storage, a large pantry, a dishwasher, electric appliances, and generous bench space, it's perfect for both daily meals and entertaining.

Large windows throughout perfectly frame breathtaking panoramic views, and bring in plenty of natural light and refreshing breezes, complemented by ducted reverse cycle air conditioning to ensure year-round comfort. Ducted vacuum cleaner adds convenience to your day-to-day tasks.

The master bedroom is a true retreat, complete with a spacious ensuite featuring a double vanity, a walk-in wardrobe, and a bay window where you

 4  2  5  2.00 ha

<b>Price</b>	\$1,050,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1251
<b>Land Area</b>	2.00 ha

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can enjoy views of the garden. Three additional bedrooms with built-in robes offer ample space for family members, and the office could easily be converted into a fifth bedroom. The bathroom is generously sized, with a shower, bathtub, vanity, and toilet—creating an enjoyable space to prepare for the day or unwind in the evening. The neighbouring laundry is equally spacious.

For car enthusiasts or those needing extra storage, the 3 car garage with electric roller doors and workshop space offers plenty of room. Additionally, a 2 bay shed provides space for your tractor, vehicles, or additional storage.

Set on 2 hectares (5 acres), this home captures stunning semi-rural views, enhanced by established privacy hedges and shade trees. There is a house paddock, along with a second paddock with water connected, ideal for keeping a few horses. Convenience is key with town water, rainwater tanks, a bore, and a 6.6kW solar system ensuring practicality and sustainability.

Situated just minutes to the CBD and schools, this property offers privacy while remaining easily accessible. Its combination of rural charm and modern amenities makes it a standout opportunity.

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