



14 Court Street, Bundarra

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## RURAL CHARM & A LARGE BLOCK

Set on a generous block, this charming home is a peaceful retreat from the everyday hustle and bustle. From the moment your step inside, you'll be greeted by warm timber finishes, raked ceilings, and a welcoming atmosphere that invites relaxation. With its spacious design, wraparound verandah, and a tranquil outlook, this home is an ideal retreat for those seeking a serene escape from the everyday, just minutes from local amenities.

The spacious open-plan lounge, dining, and kitchen area forms the heart of the home, offering a welcoming space for family gatherings, movie nights, and meal preparations. The kitchen boasts an abundance of bench space, ample storage, and a near-new stove, ensuring it's both functional and stylish for all your culinary needs.

There are 3 bedrooms, including the main bedroom with a walk-in robe and ensuite for added privacy and convenience. The second bedroom offers comfort with a reverse-cycle air conditioner and built-in robe. For those in need of a dedicated space to work or pursue hobbies, the office with a built-in desk is ideal for homework or crafting.

The centrally located bathroom features a shower over bath, vanity, and toilet.

A large L-shaped verandah flows seamlessly from both the lounge and kitchen, offering the perfect outdoor space for entertaining or relaxing.

Additional features include solar hot water, a rainwater tank, and a double-

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<b>Price</b>	\$349,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1254
<b>Land Area</b>	2,656 m <sup>2</sup>

### Agent Details

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### Office Details

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length carport with 3 sides enclosed, providing ample parking for your vehicles.

This property is situated on a vast 2,656sqm (0.6ac) block, complete with rear lane access, a spacious house yard, and a fenced second paddock, perfect for housing livestock, a horse, or establishing a market garden.

Enjoy a walk-to-everything lifestyle, with schools, shops, and the Commercial Hotel just minutes away. Inverell is 45km and Armidale 77km away, offering the perfect balance of rural tranquility and easy access to local amenities.

Currently rented for \$350 per week, ending July 2025.

This home is an exceptional blend of comfort, convenience, and country charm—an opportunity not to be missed!

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