

Sold



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roy daley realty  
37 Dog Trap Lane, Inverell



#### 4 BEDROOM FAMILY HOME WITH SPACE TO GROW

Brick veneer 4 bedroom, 2 bathroom, family home set on 3.351ha. Boasting impressive rural views. Outstanding location. Fantastic opportunity with future subdivision potential.

Generous living / family room - featuring Cyprus timber lined ceiling, built-in bar, feature lighting, wood heater, Mitsubishi reverse cycle air conditioner, brick internal walls, timber features & interesting design throughout, 2 tiled entrances, living room carpeted.

Spacious open plan kitchen / dining room with ample preparation & storage space. Cyprus timber lined ceiling, pantry, overhead units, double SS sink with double drain, free-standing electric oven with glass cook-top, rangehood, lino flooring.

Private & secluded east facing master bedroom with beautiful rural views. Built-in wardrobe with mirror doors, ceiling fan / light combo, carpeted. Walk through the carpeted office (or large walk in wardrobe) to the tiled ensuite with shower, single vanity, toilet.

3 generously proportioned bedrooms, able to be closed off from the rest of the home, all complete with built-ins & carpet. 1 bedroom with a Kelvinator reverse cycle air conditioner. Carpeted hallway with a large walk in linen cupboard.

🛏 4 🚿 2 🚗 5 📏 3.35 ha

**Price** SOLD for \$477,500  
**Property Type** Residential  
**Property ID** 183  
**Land Area** 3.35 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

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Tiled main bathroom with separate bath tub, shower with glass screen, single vanity, skylight, exhaust. Separate tiled toilet. External laundry off the west verandah with laundry tub, built-in storage, bore & rain water connected.

Other features include:

- \* Bull-nose verandahs
- \* Single carport - paved
- \* Double colourbond garage with 2 roller doors, concrete floor, power & lights connected
- \* Large double door tractor shed. Gabled roof, dirt floor, lights & power connected, high doors - perfect for the caravan or camper-van
- \* 2x 5000gal rain water tanks
- \* Town water available but not connected
- \* Bore (rated at 1800gal per hour) with Davey submersible electric pump, pumping to a 5000gal concrete tank. Gravity fed to garden taps, Orchard, laundry, troughing & both toilets.
- \* 7 Panel solar system on the house
- \* Apricus solar hot water system (electric boosted)
- \* In-ground pool (currently filled in)
- \* Orchard & vegetable gardens, very good quality black soils.

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