

Sold

rex daley realty.



6978 Gwydir Highway, Inverell



## PRIVATE OASIS OF CHARACTER & QUALITY

From the moment you enter the gorgeous "Roscommon", you will feel relaxed and let go of life's stresses. Blending charms of yesteryear with contemporary updates, this Federation style home is your own private sanctuary on the edge of town.

Period features contribute to the beautiful feel of the home and include high ceilings, wide hallway with feature archway and pendant lights, wide skirting boards, decorative fireplaces, wraparound bullnose verandah and leadlight windows throughout.

Beautifully renovated, large sun-drenched living room with timber flooring, plantation shutters and wood heater is where gatherings, relaxation and play are encouraged.

Imagine the dinner parties or intimate family gatherings in the dining room with reverse cycle air conditioner and French doors opening directly out to your verandah with views all over town.

Generous kitchen with dishwasher, an abundance of storage and bench space is a very functional space and adjoins to your casual meals area.

3 character-filled bedrooms. Master bedroom with decorative fireplace and French doors to your walk-in robe. Bedrooms 2 and 3 have ceiling fans and French doors opening to your wraparound verandah.

Country-style bathroom comprises shower, timber vanity and new separate powder room. New 2<sup>nd</sup> bathroom is wheel-chair friendly and has been carefully designed to complement the character of the home.

🛏 3 🗺 2 🚗 2 📏 8,080 m<sup>2</sup>

**Price** SOLD for \$549,000

**Property Type** Residential

**Property ID** 688

**Land Area** 8,080 m<sup>2</sup>

### Agent Details

Amanda Green - 0427 211 379

### Office Details

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

**rdr.**  
real estate

Office, study or simply sit and daydream in the side sunroom with picturesque views of your gardens.

This laundry is fitted with so much storage!

Spend your weekend entertaining or simply relaxing in the private vine-covered entertainment and BBQ area with spa bath, flowing effortlessly from your living room.

Much of your time will be spent outside in the 2acres (8,080sqm) of established leafy trees and cleverly landscaped, low maintenance gardens. This is the ideal garden for imaginative children to spend hours in the fresh air and sunshine.

Quietly tucked away, this enviable location offers you the privacy you desire while being only minutes from the CBD.

Extra features:

- 3 bay carport
- Rainwater tank + town water
- Solar hot water + gas instant hot water
- Bore
- New pressure pump
- Garden shed
- Wheel-chair friendly ramp to the back door
- Fully re-wired throughout
- Ducted evaporative cooling

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.