

Sold

rdr.  
real estate



27 Railway Street, Delungra



## SO MUCH TO LOVE

This weatherboard cottage in the quiet town of Delungra oozes charm and invite from the moment you arrive at the property. Surrounded by stunning landscapes and enjoying vast rural views, this is a house you will call your home.

Many new extras and renovations have been completed including new bathrooms, new laundry, updated exterior and facade, guttering and downpipes; just to name a few!

Upon entry, you are greeted with a warm and inviting entry foyer. Swing open the French doors and step into the bright and comfortable lounge room with reverse cycle air conditioning.

Combining original features with a modern renovation, this kitchen and dining room is warmed by wood heater and is fitted with dishwasher, electric appliances, good storage and island bench.

All 4 bedrooms are generous in size and are air conditioned. Private and positioned away from the living areas, the master bedroom contains a large walk-in robe. If you need a quiet space to work, an office space adjoins bedroom 4.

There will be no fighting over the bathroom as this home has two! The first bathroom is fitted with a large walk-in shower, spa bath, vanity and integrated toilet room. Bathroom 2 comprises of a generous walk-in shower, vanity and toilet.

Stylish and new, the laundry is fitted with storage and bench.

🛏 4 🚿 2 🚗 4 📏 1,012 m<sup>2</sup>

**Price** SOLD for \$330,000

**Property Type** Residential

**Property ID** 919

**Land Area** 1,012 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

On clear and sunny days, you can see Mt Kaputar from your front verandah!

Outside in the leafy backyard is a covered entertainment area, multiple shady places to sit and relax, and a fantastic veggie patch to harvest your very own produce! Established trees and gardens throughout this 1,012sqm (quarter acre) block give you the privacy you desire.

Abundant parking available in the 2 x double carports, one with rear lane access. Shedding is plentiful with a lock-up garage, small shed, garden shed and 5m x 5m powered storage room/workshop.

Public school, bowling club, church, service station and showground are all within a 10 minute walk. Larger shopping and schooling is located in Inverell, being 30km away.

Other features include: security system, gravity-fed rainwater tank

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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.