



158 Dog Trap Lane, Inverell



SALTA - SPLENDOUR, SERENITY, SOPHISTICATION

This property is a breathtaking statement of bespoke architectural design, delivering a spectacular living experience and masterfully blending indoor and outdoor living. Situated on 3.25ha (8acres) on the outskirts of town, this is a home that masters the art of living well.

Be welcomed and amazed at the exquisite entry of this property. Intricate wrought-iron gates open to reveal the centerpiece of the home, the central courtyard.

Inside, the sunlit and spacious living, dining and kitchen space is graced by natural light, high ceilings, and an effortless indoor-outdoor flow. This magnificent, gourmet kitchen has been designed with an immense amount of storage and bench space, and will be the envy of many. Also featuring black stone benchtops, 900mm stove, dishwasher and breakfast bar.

3 well-appointed bedrooms, each offering privacy and comfort, and one having built-in robes. The master bedroom provides a private sanctuary for parents and contains a walk-in robe, sitting area and ensuite with bathtub and shower. Bathroom with shower, vanity and separate toilet has been cleverly designed to service bedrooms 2 and 3.

Versatile craft room/office with built-in storage and desk is a great space to work from home or unwind with your hobbies.

Kick off your shoes and hang your coat in the mudroom, connected to your double garage with large workshop area and remote access. Even the laundry with wall-to-wall linen storage and under bench cupboards will

3 2 6 3.25 ha

Price	\$1,295,000
Property Type	Residential
Property ID	1025
Land Area	3.25 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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



impress!

Experience the perfect blend of indoor and outdoor living at this property. As the current owners do, you'll likely use the central courtyard and the paved, grape-covered pergola more than the internal dining area. With a built-in bbq area and calming water features, you can relax and entertain in these spaces year round.

Wrapping the full exterior of this home is the extra-wide verandah, where you can admire panoramic views of your beautifully landscaped gardens and visiting birds. You'll be treated to a constantly changing canvas of natural beauty throughout the seasons. Grow your own produce in the covered gardens and the netted orchard with a variety of fruit trees including peaches, figs, plums, apricots, apples, pears, grapes and raspberries.

Chickens are treated to a state-of-the-art chicken coop with water and laying boxes.

The gardens and lawns are taken care of with pop-up lawn irrigation, sprinkler systems, bore (2800gal/hr), rainwater tanks, 2 x 20,000L bore tanks and trickle fed town water. This property also has a semi-permanent creek running through.

Powered 16m x 11m 3 bay shed with lock-up workshop.

Long list of carefully considered inclusions: Evaporative cooling throughout, double-glazed windows, insulated walls and ceiling. 4.8KW solar system, Apricus solar hot water with gas backup. Back to Base security. Wireless NBN internet.

This home offers a sense of seclusion while still being only approx. 6km from the CBD and schools.

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