



41 Frazer Street, Ashford



## LIFESTYLE, SPACE & LOCATION

Located in the community of Ashford, this charming 3 bedroom home sits on a spacious 1ha block!

Typical of many country homes, the wide wraparound verandah is large enough to host friends and family, enjoy alfresco dining, or sit and soak up the peace and quiet.

Inside, discover a functional floorplan with stunning polished timber floorboards and stylish renovations. The colour palette is fresh and neutral, and will easily suit whatever your style may be.

Wind down and enjoy a quiet evening in your lounge room with reverse cycle air conditioner and wood heater. The newly updated, modern kitchen comprises of an abundance of storage, stove with gas cooktop, island bench, and adjoins your dining room.

Each of the 3 bedrooms have built-in robes and ceiling fans, with the main bedroom also having its own reverse cycle air conditioner.

New bathroom contains a shower, vanity and toilet. A second toilet is located in your updated laundry.

The solar system on the roof will supplement your electricity bills.

This property benefits from being connected to town water, as well as having 2 x 5,000gal rainwater tanks.

Outside, this fully fenced block includes a powered 4 bay (12m x 6m) lock-up shed, 7m x 6m 3-sided shed, and 5 chook pens.

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**Price** \$495,000 reduced

**Property Type** Residential

**Property ID** 1083

**Land Area** 1.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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Australia  
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All the amenities you should need are only a short stroll away, including shops, Central School, Bowling club, swimming pool, service station, sports grounds, parks, and churches. For more shopping and schooling options, Inverell is located 60km away.

With its close proximity to Pindari Dam, Limestone Caves and Macintyre Falls, the township caters to many locals and visitors keen on fishing, camping, hiking and enjoying the outdoors.

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