



11 Rivendell Road, Inverell

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YOUR NEW HOME & ACREAGE AWAITS!

Welcome to 11 Rivendell Road, a comfortable weatherboard home on 4ha (10ac), with semi-rural vistas, 2 titles, subdivision potential, and only minutes from the conveniences of town.

Upon arrival, you are greeted by a wide driveway lined with established trees and low maintenance gardens, creating a welcoming ambiance. Enjoy your morning cuppa or afternoon tea on your front porch, with ramp access and retractable awnings.

Moving inside, the open plan design of the lounge, kitchen and dining lends itself to easy family living and is bathed in natural light. Reverse cycle air conditioner and ceiling fans cater for both summer and winter months.

The well-appointed kitchen with ample storage and great preparation space sits right next your dining table, making it the perfect setting for casual dinners or gatherings with loved ones.

3 bedrooms with ceiling fans are located in a separate wing for peace and privacy away from your living area. Should you need a space for study, a home office or a craft room, this home also has this.

Bathroom with shower, vanity and toilet is quite spacious in size. For added convenience, there is also a separate powder room with second toilet and hand basin.

Laundry is quite generous in size, and has easy access to your back door and rotary clothes line.

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Price	\$570,000
Property Type	Residential
Property ID	1103
Land Area	4.00 ha

Agent Details

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Office Details

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Reduce your electricity bills with the approx. 5.4kw solar system installed on the roof.

Detached 1 bedroom studio offers comfortable accommodation for teenagers, family members or guests, with its own bathroom and reverse cycle air conditioning.

3 bay garage with power, a sink, and electric roller doors (one oversized) provides secure parking for your vehicles, boat or caravan. 2 garden sheds provide storage for your mower, garden tools, and other bits and pieces.

For those with a green thumb or a liking for outdoor pursuits, the fully fenced house yard provides endless opportunities.

Water is well catered for with both blocks connected to town water and 4 tanks for rain and town water storage.

This property is fully fenced and boasts great subdivision potential. Keep all 4 hectares for yourself or subdivide into 2 x 2ha blocks; the choice is yours! (subject to Council approval). Being a corner allotment with dual street frontage, each block can have its own access.

Located on the edge of town, approx. 4km to the CBD, 3km to Inverell High School, and nearby to Inverell Regional Livestock Exchange (IRLX) and Boss Engineering.

Whether you're seeking a peaceful semi-rural escape or a place to create lasting memories with family and friends, this property offers a sanctuary to call home.

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