

Sold



491 Fernhill Road, Inverell



## PRICED TO MEET THE MARKET

PROUDLY UNDER CONTRACT JUNE 2017

Immaculate 3 BDR + office - brick veneer home. Beautifully positioned high on approx 2.5ha situated on the outskirts of Inverell. Spacious North facing verandah, RCAC + wood heater, excellent views & outbuildings. Priced to sell - don't be 2nd to inspect.

### Inside Features:

- \* Open plan kitchen/dining area with polished timber floorboards throughout boasting: pitched ceiling with feature timber beams, wood heater + reverse cycle air conditioning, 2 way fan, large full size - 2 door storage cupboard with shelving. This is a great entertaining/family space.
- \* Kitchen offering: Built-in electric oven & cooktop, double SS sink with rain water connected, glass sliding door opening onto the North facing verandah.
- \* Spacious formal living room offering: external access, abundant natural light from the North facing windows, ceiling fan, feature lighting. Tiled walkway from the entrance door through to the kitchen - balance is carpet.
- \* 3 bedrooms in total all offering carpet flooring.
- \* Large main bedroom with 4 door built-ins, large North window, ceiling fan/light combo, tiled ensuite with toilet, shower with glass screen, single vanity. Main bedroom is situated privately on the N/E end of the home.
- \* Bedroom 2 is full of character - boasting: pitched ceiling with feature timber beams, walk-in wardrobe, ceiling fan - access to the 2 way main bathroom.

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Price	SOLD
Property Type	residential
Property ID	280
Land Area	2.52 ha

### Agent Details

### Office Details

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- \* Bedroom 3 (currently used as an office) with built-ins.
- \* Sewing room/office offering polished timber flooring, external access through glass slider onto the East verandah. This room would make a great 4th bedroom.
- \* Tiled main bathroom - 2 way - offering built-in bath tub, separate shower with glass screen, toilet, single vanity.
- \* Tiled laundry with separate toilet.

#### OUTSIDE FEATURES:

- \* Beautiful sweeping North/East facing verandah offering rural views.
- \* Established gardens & shade trees. Well fenced.
- \* Town water + rain water + bore.
- \* 2 double lock-up garages in excellent condition. Garage 1 with power, lights & concrete flooring. 2 lock-up roller doors - currently used as a workshop. Garage 2 offering concrete flooring, 2 lock-up roller doors.
- \* Garden shed & chook house.
- \* NBN

Talk to one of the friendly team at rdr today to book your private inspection of this truly impressive property. To view the full photo gallery, please visit our website: [www.rexdaleyrealty.com](http://www.rexdaleyrealty.com)

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