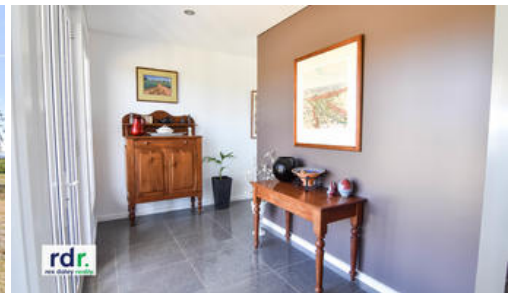


Sold



76 Dog Trap Lane, Inverell



## STOP LOOKING, FALL IN LOVE WITH BRAEMAR

### EXCLUSIVE AGENT

It is reported housing in the future will need to be adaptable and resilient to predicted and unexpected change. 76 Dog Trap Lane has been designed with this in mind, not only is the exterior of this home Rendered Hebel Power Panel which are a sustainable and environmentally friendly choice plus offers an excellent fire rating and high acoustic performance, there is insulation both in walls and ceilings, plus 5.4 kw solar system and solar hot water system. This is just the start of this exceptional home!

Built in 2011, situated on 1.205ha and only 7 minutes from the CBD, this is a home that will adapt to your everchanging lifestyle and the always evolving home design. A home is important in so many ways, it needs to be a place to unwind, relax and spend time with family and friends, so enter through the striking front double glass doors which gives you all of this.

Slate grey large tiled flooring flows from the entrance to the beautiful open plan kitchen, lounge/sitting room and dining room. The design of this kitchen is the perfect solution to meeting the needs of entertaining and the everyday family meals. From the bulk head pendant lighting hanging over the stone waterfall breakfast island to the Smeg quality appliances: espresso coffee machine, induction cook top, rangehood, pyrolytic self-cleaning oven, Miele dishwasher, Electrolux convention microwave oven and warming drawer, ample cupboards and of course the Butler's Pantry.

Picture the gatherings full of laughter and memories around your dining room table, added feature of your dining room is the backlit display cabinet.

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Price

SOLD

Property Type

residential

Property ID

447

Land Area

1.20 ha

### Agent Details

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### Office Details

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Relax in your lounge/sitting room with wall to wall fixed glass and double glass sliding doors allowing your surroundings in. Cleverly installed honeycomb blinds to pull down to keep the cold out for comfort in the Winter months.

Enjoy your beautiful North facing covered entertaining area with built-in BBQ all year round which welcomes the warmth of the Winter sun and the cool of the Summer shade. In the summer, why not pull down the installed sun shade blind to filter the sun and still allow the breeze through your entertainment area.

In any given month or day of the year why not sit in your entertainment area and admire the beautiful low-maintenance, tiered gardens, panoramic views of Inverell and surrounding rolling hills or just take in the peace, tranquillity and birdlife.

Movie night or just to watch your favourite TV show, relax and enjoy in your carpeted media room with built in TV cabinet and surround sound system.

Master bedroom suite cleverly located at Eastern side of home positioned separately from remaining 3 bedrooms and second lounge room. Double glass sliding doors, top down bottom up honeycomb block out blinds, walk-through robe and the envy of all ensuites.

Bedrooms 2, 3 and 4, located on the western side of home, are still full of luxury: generous in size, carpeted, light and ceiling fan combination, built-in robes, top down bottom up honeycomb block-out blinds.

Also located in this living area of the home you will find your second lounge room with external glass sliding doors leading to entertainment area. In addition to this is the main bathroom, with your very own spa bath, spacious shower, separate powder room and toilet.

Working from home or needing that student study, well this home has this too with the L shaped office complete with built in desks, filing cabinets and NBN connections.

Last but not least is your functional laundry with ample cupboards and external door to drying area. Attached single bay remote control garage with internal access plus detached additional 4 bay garage with workshop.

Additional features:

- 22,500 litre tank with town trickle water feed, connected to home
- 60,000 litre underground tank with pump servicing tiered low-maintenance gardens
- Ducted vacuum system throughout home
- Ceiling fans throughout
- Built-in surround system in kitchen, dining, entertainment area
- LED downlights throughout

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.