



175 Rob Roy Road, Inverell



## "TANASARI" – RECHARGE YOUR BATTERIES

Blending country charm with thoughtful practicality and modern touches, this breathtaking home is wonderfully secluded and will give you the most incredible lifestyle. Indulge your dream of peaceful rural living on this 12.5ha (30ac) property.

From the moment you step inside, you are welcomed into the light-filled and open-plan kitchen, dining and lounge room. Gorgeous floorboards flow underfoot and perfectly complement the sleek contemporary finishes on show in the kitchen.

They say the kitchen is the central hub of a home and this is definitely true here. This thoughtfully designed kitchen has been updated and will appeal to a wide range of cooks. With quality appliances, storage, bench space and large island/breakfast bar overlooking your dining space, you will always be included in the conversation.

Cosy, comfortable and carpeted lounge room has concertina glass doors opening to the wraparound timber verandah, merging the indoors and outdoors to become one large living space.

This home has 4 generous bedrooms, each with built-in robes and carpet. The delightful master bedroom comes complete with private access to the verandah and a decadent ensuite with double vanity, double shower, and toilet. Bedroom 3 leads out to your enclosed back verandah.

This home office paired with the calm serenity will make working from home an easy choice.

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**Price** SOLD for \$775,000  
**Property Type** Residential  
**Property ID** 700  
**Land Area** 12.50 ha

### Agent Details

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Stylish and spacious bathroom contains double vanity, bathtub, shower and toilet. Never step out of the warm shower onto a cold floor again, as this bathroom has underfloor heating.

Gas central heating, evaporative cooling and reverse cycle air conditioner will ensure this home is toasty and warm, or nice and cool year round.

Laundry with built-in storage and external access.

A feature of the property, this wraparound timber verandah makes for easy entertaining and immersing yourself in the tranquil rural backdrop. Cook up a feast for your loved ones in your outdoor kitchen, then soak up the ambience of the setting sun around the firepit with built-in seating. Around the back, the verandah is enclosed ensuring your comfort in all seasons.

There's a play area, swing set, cubby house and level yard for the kids.

2 bay carport attached to the home. You will not be disappointed by the 21m x 8.5m 6 bay shed with 3 extra high roller doors, power, concrete floor, mezzanine and storage room. With so much space, you'll never want to leave!

The home is connected to a 110,000litre rainwater tank and town water on a trickle system.

Beautiful established native trees, landscaped gardens with in-ground irrigation system.

New set of steel cattle yards and ramp. Well suited to running a few head of cattle, sheep or horses.

Pump out septic system.

Located only 14km from Inverell, you can still enjoy the conveniences of town while maintaining your rural dream.

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