



12 Brae Street, Inverell



## THE CORNER HOME TO LIVING

Stylish & Elegant; Finishes second to none; Location; Stunning Views

These are only a few of the descriptive words that could be used to define 12 Brae Street!!

Downstairs you will find your fully self-contained 1-bedroom apartment with stunning polished floorboards, open plan kitchen and lounge room, air conditioner, bathroom & front patio. This apartment has its own entrance separate to the main home, therefore giving you the option to lease this area and gain rental income.

Enter the foyer to your main home, where you will find a second lounge room, European laundry and storage area. Located outside at the back of the home is the entertainment area, cleverly designed for privacy but still taking in the landscaped gardens. The outdoor kitchen is built from all-weather sustainable materials, concrete bench top, insulated roof with ceiling fan and that's without mentioning the beautiful, featured granite stone wall.

Access your upstairs by way of your stunning, wide Merbau staircase. Here you will walk into your expansive open plan kitchen, lounge & dining room with air conditioning, ceiling fan plus wide front L-shaped, tiled verandah. The vendor has really designed this area around the view and ease of living.

Placed just above the stairwell is a large glass window enabling you to view your downstairs area and front door. 2 sunrooms; one located at the front of the home just off your lounge room gives you 180-degree views taking in Inverell and surrounds. West facing 2nd sunroom tucked away to give you

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<b>Price</b>	\$790,000
<b>Property Type</b>	residential
<b>Property ID</b>	733
<b>Land Area</b>	1,005 m2

### Agent Details

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privacy or just your own down time.

The Miele kitchen will leave nothing to be desired. 2 ovens, built-in coffee machine, concealed fridge, under sink ZIP instant hot water system, glass splashback, Smeg dishwasher and stone waterfall breakfast bar.

Morning coffee, dinners or entertaining takes on an entirely new meaning when taking in the view from your kitchen, kicking back on your lounge or sitting at the dining room table.

4 bedrooms; 2nd & 3rd bedrooms with enough room for king bed, furnishings and still room left over, built-in-robos and ceiling fans. The 4th bedroom comfortably fits single bed or can convert to office or study. Now to the master bedroom with substantial space, double glass sliding doors onto your front verandah plus large windows to allow the natural light and view in. Large ensuite offers all the usual with one extra, your very own bath!

Deluxe main bathroom will take your breath away with double entry shower and double rainfall shower heads, luxurious bath and floor to ceiling tiles. Separate powder room.

Entry to this property is by way of not 1 but 2 automatic sliding gates, on Brae Street or High Street. The property is fully fenced with landscaped gardens. Double garage with one side being remote controlled, workshop located at the rear of (R) side garage and internal access to the front foyer. Located to the side of the garage is a carport or caravan/boat storage, 3.7m (W) x 12.4m (L) x lowest point 2.8m (H).

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