

Sold



72 Bolands Lane, Inverell



## RURAL LIVING ON THE EDGE OF TOWN

Ever dreamed about a country lifestyle with quiet nights and peaceful sunrises? Or have you dreamed of owning horses or starting a hobby farm? This 4ha (10ac) acreage property is here to offer exactly that, and its outstanding location means you won't need to give up the accessibility to town.

Upon entry into this brick home, you are welcomed into the sun-filtered living room with wood heater, offering a relaxed setting for everyday living. Ducted reverse cycle air conditioning throughout will cater for all seasons.

The kitchen and dining space is perfectly located to enjoy the rear acreage outlook, and the glass sliding door offers easy transition to outdoor entertaining. The kitchen is fitted with an abundance of cupboards, dishwasher, as well as great bench and preparation space.

All 3 bedrooms benefit from having built-in wardrobes. The second living room provides the perfect space for a kids' rumpus room or 4th bedroom.

The design of this three-way bathroom is very family-friendly and contains a shower and bathtub, separate vanity, a separate toilet, and linen cupboards. Your 2nd bathroom with shower and toilet adjoins your laundry.

Covered entertainment area overlooks your backyard and picturesque rural setting. Inground salt water swimming pool is perfect for cooling down on those warm summer days.

There are multiple parking options, including the attached single garage with

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Price	SOLD
Property Type	Residential
Property ID	953
Land Area	4.00 ha

### Agent Details

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internal access to the home, as well as the double carport.

For the horse or nature lover, there is an abundance of space to enjoy, including the 6m x 12m powered shed with 2 stables and tack room, and the adjoining 6m x 12m skillion with high clearance for your horse float, caravan or boat.

This property has ample water supply from a bore with submersible pump, trickle feed town water and multiple rainwater tanks.

This idyllic location offers a sense of seclusion, whilst still enjoying easy access to town's conveniences, with the Inverell CBD being only 10 minutes away and school bus pick-up at the end of the lane.

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