



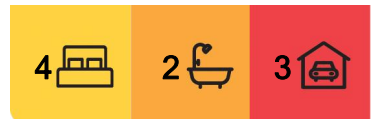
## Inverell, 38 Hampton Court 'Yarramundi'

Welcome to Yarramundi, 38 Hampton Court, Inverell.

This charming family home is nestled in a tranquil rural setting, approximately 4.5km from Inverell's CBD. Positioned on a generous 5-acre lot, the property offers potential for subdivision and features beautifully established grounds.

### Key Property Features:

- Approximately 4.5kms to the town's CBD
- Solid brick veneer construction with a desirable North-Easterly aspect
- Four spacious bedrooms, including a master suite with a walk-in robe and ensuite
- Family bathroom with shower and bath, plus a separate toilet with basin
- Large laundry and mudroom for added convenience
- Well-appointed kitchen with ample storage, a walk-in pantry, and breakfast bar



**For Sale**  
\$839,000

**View**  
By Appointment

**Contact**  
**Miles Devlin**  
0488 999 365  
mdevlin.inverell@ljhooker.com.au



**LJ Hooker Inverell**  
**(02) 6721 0215**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Open-plan living area adjacent to the kitchen, featuring reverse cycle air conditioning
- Formal lounge and dining room for entertaining
- Covered outdoor area and front verandah, offering picturesque views
- Established grounds with a wide variety of trees, including fruit trees
- Double garage with automatic doors, a workshop, and a third toilet
- Additional lock-up garage and workshop for extra storage
- Solar power system and security features
- Town water supply and rainwater storage

This property offers a rare opportunity to enjoy a peaceful rural lifestyle with proximity to town amenities. Contact Miles on 0488 999 365 to arrange a viewing.

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## More About this Property

<b>Property ID</b>	PQYH8U
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	2.14 hectare
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Alarm Built-in-Robes Carpeted City Views Disabled Access Heating Prestige Homes Toilet Facilities

**Miles Devlin 0488 999 365**  
 Director | [mdevlin.inverell@ljhooker.com.au](mailto:mdevlin.inverell@ljhooker.com.au)

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