



Inverell, 24 High Street

'St Kilda': A Rare Federation Gem in Ross Hill

Imagine... an Instagram worthy enchanting garden with all your homesteading dreams already established & waiting for you... then imagine THIS house. All within walking distance of cafes, boutique shops & the cinema.

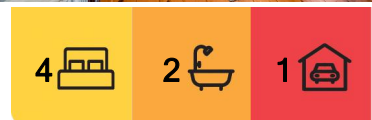
This Federation house, St Kilda, was designed by the architects of the federation manor houses Blair Athol & Oban. This building, built in 1912, exudes the character and charm of structures you only find in the southern states of Australia.

House Features:

- Situated in a quiet street on Ross Hill close to schools & approx. 600m from the CBD.
- Federation double brick - the ultimate in insulation for climate & noise
- 4 Bedrooms
- Master suite with ensuite bathroom, ornate fireplace and charming bay window
- Open-plan living area featuring reverse cycle air conditioning and French doors leading to



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.



For Sale
\$850,000

View
By Appointment

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

John Devlin
0488 999 364
jcdevlin.inverell@ljhooker.com.au

LJ Hooker Inverell
(02) 6721 0215

an outdoor entertaining area

- Another sitting room with an exquisite ornate fireplace & mantel
- Elegant dining room with wood-burning fireplace
- Classic 'Farmers' timber kitchen offering ample storage with a walk in pantry
- Family bathroom with a clawfoot bath and shower.

Additional Highlights: Original red brick from the abandoned town quarry, wide polished timber floorboards, original stained glass cedar windows & doors, ornate 12-foot ceilings, feature fretwork, expansive hallway with pressed metal ceiling, Edwardian tiled verandah & elegant front bay window.

Improvements: New Roof 2019, All internal plasterwork repointed 2023, New paint inside & out

Garden Features:

- Fully established garden, with hardy plants for easy maintenance
- Approximately, 1214m2 block. Completely surrounded by tall privacy hedges
- Expansive lawns with play & pet areas
- Secure mesh garden walls with lockable gates, offering security for pets & kids
- Lockable powered shed with back lane access plus additional off-street parking

Additional Highlights:

Weeping Mulberries, Pear, Apricot, Orange, Cherry & Olive trees, Picket fence veggie patches, rose covered swing set, chook pen & dove house, cubby house, concealed dog pen, aviary, bunny village and a life sized topiary horse.

Contact Miles Devlin on 0488999365 to arrange a private viewing of this home.

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

More About this Property

Property ID	PQBH8U
Property Type	House
Land Area	1214 m2
Including	Toilets (2)

Miles Devlin 0488 999 365

Director | mdevlin.inverell@ljhooker.com.au

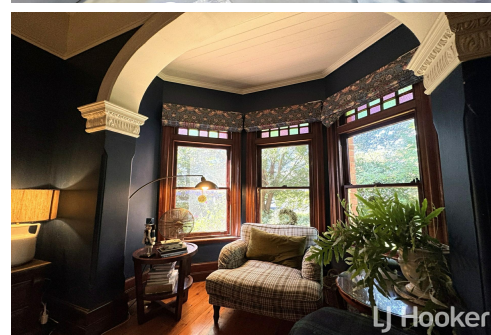
John Devlin 0488 999 364

Licensee | jcdevlin.inverell@ljhooker.com.au

LJ Hooker Inverell (02) 6721 0215

30-32 Otho Street, INVERELL NSW 2360

inverell.ljhooker.com.au | inverell@ljhooker.com.au



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.

LJ Hooker Inverell
(02) 6721 0215

