



255E Swanbrook Road, Inverell

'Garthowen' Quality Rural Living on 11 Acres

Welcome to 'Garthowen', 255E Swanbrook Road, Inverell. Offering the perfect balance of comfort, space and easy-care living, this master-built home enjoys a peaceful rural setting, beautiful country views and a desirable northerly aspect, all just minutes from Inverell.

Offered to the market for the very first time, this thoughtfully designed home combines spacious interiors, quality finishes and practical rural infrastructure, making it ideal for families, those seeking a lifestyle change or anyone wanting room to move without the demands of a large rural property.

Property features include:

- Master-built home, offered for the first time on the market
- Set on approximately 11 acres in an established rural subdivision, just 3.4km from Byron Street
- North-facing design capturing natural light and rural views
- Spacious open-plan living, kitchen and dining area with high ceilings
- Carpeted lounge area with direct access to the covered outdoor entertaining area
- Double-glazed windows providing excellent natural light and added

4 2 2

FOR SALE
\$1,400,000

VIEW
By Appointment

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AGENCY
LJ Hooker Inverell
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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.



comfort

- Tiled kitchen and dining area
- Well-appointed kitchen featuring quality appliances, stone benchtops, dishwasher and ample storage
- Four generous bedrooms, all with excellent storage and ceiling fans
- Main bedroom featuring an extra-large walk-in robe, reverse-cycle air conditioning and ensuite
- Ensuite complete with double shower and separate toilet
- Reverse-cycle air conditioning and Crimsafe window screens
- Convenient internal laundry. 3-way family bathroom

Rural infrastructure and outdoor features:

- Five-bay shed, with three bays fully enclosed
- Attached portico-style carport
- Additional older machinery shed
- Rainwater storage plus a large dam with pump and town water supply
- Established grounds with irrigation sprinkler system
- Dedicated chook pen and run
- 11kVA generator
- Approximately 5kW solar power system
- Approximately 11 acres offering space for livestock, children, hobbies or simply enjoying the peace and privacy of rural living

Properties offering this combination of space, comfort and convenience are well worth your inspection. Contact us today to arrange your private viewing of 'Garthowen'.

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Please note that artificial intelligence (AI) may have been used to digitally enhance or alter some images included in this marketing material. Images should be used as a guide only, and interested parties should make their own enquiries regarding the property and its features.

MORE DETAILS

Property ID	R0VH8U
Property Type	House
Land Area	4.54 hectare
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Area Views
	Carpeted
	Close to Schools
	Disabled Access
	Exhaust
	Heating
	Openable Windows



Miles Devlin 0488 999 365

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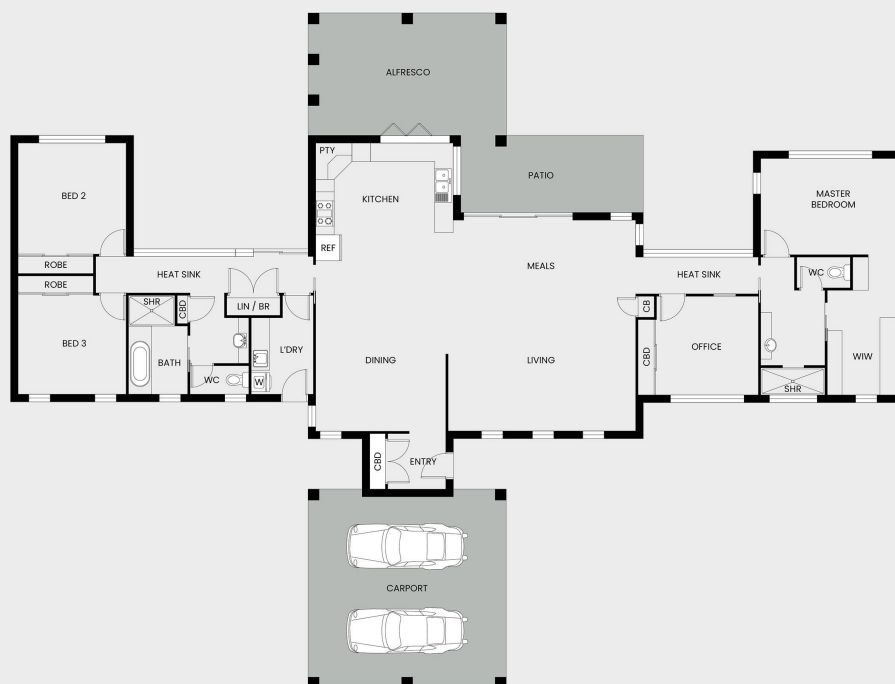
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