



3 Avern Street, Inverell

## Modern Family Living on Ross Hill

Located in the sought-after Ross Hill area, 3 Avern Street is a beautifully presented family home offering spacious open plan living, quality finishes, and fantastic outdoor entertaining. With solar power, rear lane access, and excellent shedding, this property is ready for you to move straight in and enjoy.

- 4 generous-sized bedrooms with built-in robes and ceiling fans
- Main bedroom with walk-in robe and stylish ensuite
- Modern open plan living at the rear of the home
- Well-appointed kitchen with island bench and walk-in pantry
- Ducted reverse cycle air conditioning throughout
- Family bathroom with double vanity and walk-in shower
- Large laundry with exceptional storage
- Covered outdoor entertaining area with third toilet
- 2-bay Colorbond shed with concrete floor and power
- Single carport with concrete driveway
- " Approx. 6.6kW solar system (22 panels) and solar hot water
- " Fully fenced approx. 811m<sup>2</sup> low-maintenance block with rear lane access

Offering modern comforts, generous living spaces, and a sought-after Ross Hill location, this is an outstanding family home that is sure

4 2 3

**FOR SALE**  
\$640,000

**VIEW**  
By Appointment

### AGENTS

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

### AGENCY

LJ Hooker Inverell  
(02) 6721 0215

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.



to impress.

Contact John Devlin on 0488 999 364 to arrange your inspection.

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 DETAILS

|               |                |
|---------------|----------------|
| Property ID   | QX1H8U         |
| Property Type | House          |
| Land Area     | 811 m2         |
| Including     | Built-in-Robes |

**John Devlin 0488 999 364**

Licensee | [jcdevlin.inverell@ljhooker.com.au](mailto:jcdevlin.inverell@ljhooker.com.au)

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

30-32 Otho Street, INVERELL NSW 2360

[inverell.ljhooker.com.au](mailto:inverell.ljhooker.com.au) | [inverell@ljhooker.com.au](mailto:inverell@ljhooker.com.au)

