



328 Swanbrook Road, Inverell

Quality Architecturally Designed Family Home




This architecturally designed family home is set in an elevated position capturing lovely rural views and natural light from every angle, offering a spacious and functional layout ideal for modern family living.

Featuring two tiled open-plan living areas, the home provides excellent flexibility for both everyday living and entertaining, with seamless connection to the outdoor entertaining spaces.

The galley-style kitchen is well appointed with granite benchtops, breakfast bar, walk-in pantry, quality cooking appliances including double electric wall ovens, gas cook top plus ample preparation and storage space.

The master bedroom enjoys a fully glazed north-facing frontage and includes a walk-in robe and ensuite with under-tile heating. Three additional bedrooms are well sized with built-in wardrobes, while a large tiled study area includes built-in cabinetry, storage and an adjoining powder room.

Outdoor living is well catered for with a gauzed alfresco area and a second covered entertaining space featuring an imported Italian pizza

4  2  6 

FOR SALE
\$1,200,000

VIEW
By Appointment

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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.

 **LJ Hooker**

oven overlooking the saltwater swimming pool.

Additional features include:

- Elevated position with lovely rural views
- Architecturally designed home with idyllic north-facing aspect
- Located approx. 3.9km from the Inverell CBD
- Ducted zoned reverse-cycle air conditioning plus wood fire heating
- Under-tile heating in the ensuite
- Two spacious tiled open-plan living areas
- 3-way family bathroom and internal laundry with Robinhood ironing board
- Large tiled study with built-in cabinetry and adjoining powder room
- Approx. 1ha (2.47 acres) allotment with established landscaped gardens
- Irrigation system servicing the lawn and gardens
- Insulation batts to exterior walls and ceiling
- NBN wireless connection and back-to-base security system
- Single attached garage with remote access and internal entry
- Approx. 8m x 8m double carport
- Bitumen sealed driveway
- Approx. 12m x 8m Ranbuild Colorbond shed with power and concrete floor
- Approx. 5m x 4m garden shed
- Town water plus approx. 200,000L rainwater storage
- Approx. 8kW solar power system

Contact the team at LJ Hooker Inverell to arrange your inspection of 328 Swanbrook Road, Inverell.

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MORE DETAILS

Property ID	QN8H8U
Property Type	House
Land Area	10000 m2
Including	Study Toilets (3) Built-in-Robes

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**328 Swanbrook Road
INVERELL NSW 2360**



LIVING	: 259 Sqm
VERANDAH/ALFRESCO	: 53 Sqm
GARAGE	: 26 Sqm
TOTAL	: 338 Sqm

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.