



## Inverell, 33 Clive Street

SOLD BY LJ HOOKER INVERELL

Charming Weatherboard Cottage on 1320m<sup>2</sup> —Elevated Position on Albion Hill

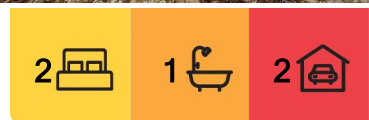
Discover this inviting weatherboard cottage set on a generous 1320m<sup>2</sup> block, offering comfort, convenience, and plenty of potential in a sought-after location.

? Features include:

- ~ 2 bedrooms plus a study off the main bedroom
- ~ Separate lounge room with a cozy gas heater and RC AC
- ~ Original eat-in country-style kitchen
- ~ Covered BBQ area with easy access to a second toilet
- ~ Back verandah with potential to convert into a third bedroom
- ~ Double garage with concrete flooring and one automatic door
- ~ Large block with established trees, a greenhouse, and a garden shed



**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**  
\$319,000

**View**  
[ljhooker.com.au/PU7H8U](http://ljhooker.com.au/PU7H8U)

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



Prime location:

- Approx. 62m to Albion Store
- Approx. 700m to Holy Trinity School
- Approx. 900m to Inverell Public School

Don't miss this opportunity to secure a character-filled home in a fantastic location!

Contact Miles Devlin from LJ Hooker Inverell on 0488 999 365 to arrange an inspection today.

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## More About this Property

Property ID	PU7H8U
Property Type	House
Land Area	1320 m2
Including	Study Air Conditioning Toilets (2) Heating

**Miles Devlin 0488 999 365**

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