



40 Auburn Vale Road, Inverell

## Comfort, Space & Practical Living




40 Auburn Vale Road is solid brick and tile home offering comfortable, low-maintenance living with a practical layout and outdoor entertaining space.

- Lounge room with reverse cycle air conditioning and direct verandah access
- Open plan dining and kitchen area
- New kitchen with electric appliances and dishwasher
- 3 bedrooms, all with ceiling fans
- Main bedroom with built-in wardrobes and renovated ensuite
- Main bathroom with shower, bath and separate toilet
- Cosy internal laundry
- Freshly painted interior and exterior
- Covered back entertaining area
- Oversize double garage attached to the home (1 auto door)

This well-located home is ideal for families, downsizers, or investors looking to secure a quality property on Ross Hill.

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

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**FOR SALE**

Please Call

**AGENTS**

Robyn Fox  
0447 223 799  
robyn.inverell@ljhooker.com.au

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

**AGENCY**

LJ Hooker Inverell  
(02) 6721 0215

 **LJ Hooker**

enquiries.

## MORE DETAILS

Property ID	QPWH8U
Property Type	House
Land Area	720 m2
Including	Air Conditioning

### Robyn Fox 0447 223 799

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

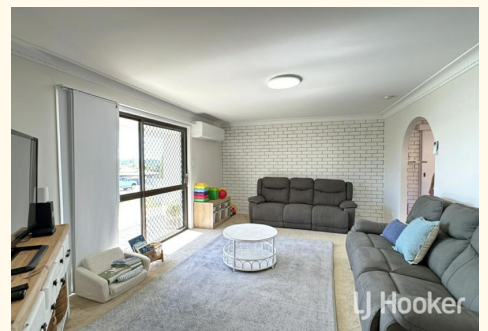
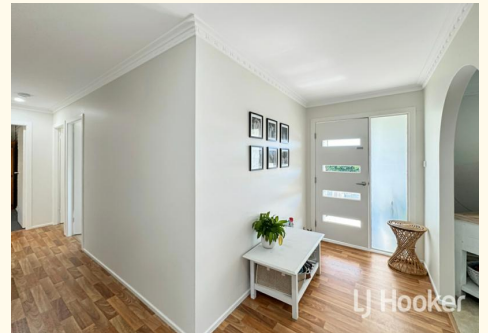
### John Devlin 0488 999 364

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



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