

62 Auburn Vale Road, Inverell

## Move-In Ready Home in a Sought-After Ross Hill Location

Welcome to 62 Auburn Vale Road, Inverell —a well-maintained and much-loved home where all the hard work has been done, leaving you free to simply move in and enjoy. Positioned in a prime Ross Hill location, this tidy residence offers comfort, convenience, and modern upgrades that are sure to impress.

- Light-filled open plan living area with R/C A/C, ceiling fans & access to the front verandah
- Stylish renovated kitchen with electric freestanding oven
- 3 bedrooms, 2 with built-in robes
- Main bedroom complete with reverse cycle A/C
- Rumpus room or optional 4th bedroom with carpet & R/C A/C
- Modern bathroom with shower-over-bath & separate toilet
- Internal laundry with direct access to the rear deck
- Expansive covered outdoor entertaining deck capturing peaceful rural views
- " Approx. 725m<sup>2</sup> fully fenced block with low-maintenance gardens
- Single carport for convenience. Garden shed + storage under the home
- 18 solar panels plus approx. 10kW battery system for energy efficiency
- Highly desirable Ross Hill position, approx. 1.4km to Inverell CBD

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**FOR SALE**  
\$459,000

### AGENTS

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John Devlin  
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### 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.

 **LJ Hooker**

This beautifully presented property combines practicality with lifestyle appeal and is bound to sell quickly. Contact Miles from LJ Hooker Inverell on 0488 999 365 to arrange your inspection today.

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## MORE DETAILS

Property ID	Q56H8U
Property Type	House
Land Area	725 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes
	Kitchenette
	Openable Windows
	Window Treatments

**Miles Devlin 0488 999 365**

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

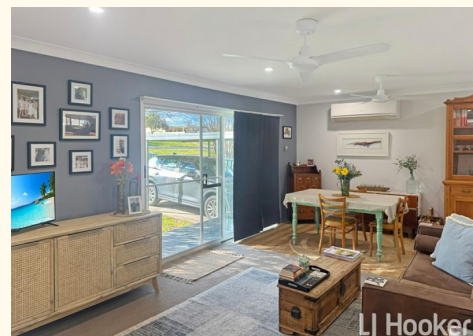
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FLOOR PLAN

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.

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