

24 High St, Inverell, NSW 2360

Under Contract

House 4 2 1



## St Kilda: A Rare Federation Gem in Ross Hill

Imagine ½ an Instagram worthy enchanting garden with all your homesteading dreams already established & waiting for you ½ then imagine THIS house. All within walking distance of cafes, boutique shops & the cinema.

This Federation house, St Kilda, was designed by the architects of the federation manor houses Blair Athol & Oban. This building, built in 1912, exudes the character and charm of structures you only find in the southern states of Australia.

### House Features:

- Situated in a quiet street on Ross Hill close to schools & approx. 600m from the CBD.
- Federation double brick - the ultimate in insulation for climate & noise
- 4 Bedrooms
- Master suite with ensuite bathroom, ornate fireplace and charming bay window
- Open-plan living area featuring reverse cycle air conditioning and French doors leading to an outdoor entertaining area
- Another sitting room with an exquisite ornate fireplace & mantel
- Elegant dining room with wood-burning fireplace
- Classic 'Farmers' timber kitchen offering ample storage with a walk in pantry
- Family bathroom with a clawfoot bath and shower.

Additional Highlights: Original red brick from the abandoned town quarry, wide polished timber floorboards, original stained glass cedar windows & doors, ornate 12-foot ceilings, feature fretwork, expansive hallway with pressed metal ceiling, Edwardian tiled verandah & elegant front bay window.

Improvements: New Roof 2019, All internal plasterwork repointed 2023, New paint inside & out

### Garden Features:

- Fully established garden, with hardy plants for easy maintenance
- Approximately, 1214m2 block. Completely surrounded by tall privacy hedges
- Expansive lawns with play & pet areas
- Secure mesh garden walls with lockable gates, offering security for pets & kids

### Listed By

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Open for Inspection

By Appointment.