

**36 Ross St, Inverell, NSW 2360**

**Sold - 21/08/2020**

House 3  1  1 



## SOLD BY LJ HOOKER INVERELL

Set on approx. 651 sqm, this weatherboard home is ideally located close the the CBD, Inverell Public School & local parks. With 2 double bedrooms + a sleepout this tidy property is well worth an inspection! Currently leased for \$285/Wk

### Open for Inspection

By Appointment.

- Lounge room complete with R/C A/C, ceiling fan, gas point, wide cornice & original timber windows
- Eat-in kitchen with ample storage, gas point, electric freestanding oven & original slow combustion stove in working order
- 1st bedroom has bay window & A/C. 2nd bedroom has gas point & double French doors leading to verandah & sleepout. Both bedrooms have high ceilings, decorative cornice & 1/3 height lining boards
- Bathroom with shower, bath-tub + separate toilet
- North facing back verandah/sunroom with access to the kitchen, sleep-out & backyard
- Fully-fenced backyard. Street-facing open front verandah.
- 2nd toilet outside. Large weatherboard laundry attached to the back of the home
- Weatherboard garage with roller door, workshop area, concrete floor throughout, power & lighting
- Currently leased for \$285/Wk
- Inverell Shire Council Rates approx. \$2,450.00 per annum
- Located approx. 800m to Inverell CBD, approx. 400m to Inverell Public School & approx. 550m to the lovely Victoria Park

### Listed By

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