

**310 Swanbrook Rd, Inverell, NSW 2360**

**\$1,050,000**

Acreage 5  3  2 



## Amazing Views & Acreage on The Edge of Town

Welcome to 310 Swanbrook Road, where you will enjoy luxury acreage living with the convenience of being approx. 4km from Inverell's CBD.

- 5 bedrooms, main bedroom features a walk-through robe & ensuite
- Bedrooms 2, 3 & 4 with ceiling fans & walk-in robes
- Open plan kitchen, lounge & dining area + office/utility room
- Large kitchen includes; breakfast bar, extra-wide island & walk-in pantry
- Ducted reverse cycle air conditioning
- Fresh paint, window furnishings & floor coverings throughout
- Main bathroom comprises a shower, bathtub, vanity & separate toilet
- Covered outdoor entertaining area & wrap around verandahs
- Established gardens & trees on the approx. 3.66ha block
- Large lockup shed with concrete & power + additional 4 bay open area
- Third shower & toilet located in the shed
- Trickle feed town water, Rain water storage, Tennis court
- Land is zoned R5 - Large Lot Residential (subdivision potential, subject to council approval)

### Open for Inspection

By Appointment.

To book an inspection for this property, contact John Devlin: 0488 999 364

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 enquiries.

### Listed By

John Devlin  
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