

## Exceptional Renovations, Superb Craftsmanship and Fabulous Location

Price : \$235,000

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Schute Bell  
Badgerly Lumby



The moment you step through the door of this three-bedroom and 2 bathroom home you will be amazed at the superb craftsmanship and attention to detail.

Highlighting the home is the clever use of local river red gum and pine throughout, giving a feeling of warmth and hospitality. This is especially the case in the spacious kitchen/dining area which sees a beautiful river red gum timber slab breakfast bar combined with slate bench tops, brand new electric stove and hotplates and new twin stainless steel sink. The floors are easy care vinyl matching nicely with the timber venetian blind.

The spacious living area follows this theme with a timber slab built-in table and shelves, pine architraves and timber lined walls.



The three bedrooms are all a good size and have new carpet, with the master bedroom having a new ensuite. The ensuite, once again makes use of the river red gum in the vanity bench and tops of cupboards. Two of the bedrooms have new split system air-conditioners and the second bedroom opens onto a large polished timber floored sleepout/office area, also boasting a magnificent timber slab desk.

The updated main bathroom is contains bathtub, shower, toilet, and timber top vanity. This room is fully tiled to the ceiling and also has a lined press. There is a large tiled laundry, which boasts plenty of cupboards, stainless steel tub and benchtop.

A prominent feature of this home is the large back timber deck with insulated timber-lined pitched roof and ceiling fan, making it the perfect spot on these hot Bourke summer nights.

This home has been renovated with no expense spared giving it a unique country style. The home is fully insulation, has new plumbing throughout, a new electrical board and and over half the home has new wiring.

The home is well fenced, has rear lane access, lovely established tree, lush lawns and new garden beds. There is a carport and garden shed rounding off a great package.

If you are looking for something unique and a home where there is nothing more to be done then this is it. The use of local timbers gives this home lovely warmth, exceptional style, and an inspection is recommended. Situated in a great location, you won't be disappointed.



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