



SOLD

PRICE ADJUSTMENT - \$835,000 STYLISH MODERN HOME, MOUNTAIN VIEWS & BRAND NEW SHED

Boasting an excellent elevated position, this modern home features a beautiful rear aspect towards the mountains and Mt Panorama. The functional floor plan delivers a spacious open plan design, a large patio and well-configured bedrooms. Bathed in natural light, the contemporary interiors deliver a lovely stylish modern feel. Set on a massive 926 sqm block, only 7 minutes drive from Bathurst CBD, this neat, near new property offers location, views, aspect and a brand new shed. This is the perfect investment for the astute investor or the perfect family home with the lot.

Features including but not limited to:

- Massive 926sqm level block with side access
- Potential for dual occupancy or granny flat (STCA)
- Rental potential \$620 - \$660 per week in current market and good depreciation opportunity
- Quality kitchen featuring stone bench-tops and high-end appliances (90cm Westinghouse oven and cooktop + built in microwave)
- 4 spacious bedrooms all with built-ins and fans
- Spacious main bedroom with luxurious ensuite and walk-in robe with custom cabinetry
- Stylish bathrooms with floor to ceiling tiling, premium fixtures and fittings.
- Generous open living, dining and rumpus area
- Double car garage plus double Colorbond shed
- Great sized undercover patio at rear with lovely mountain aspect and views to Mt Panorama
- Ducted heating & cooling throughout
- * Brand new double Colorbond shed with power and concrete driveway
- * Quiet location in ever popular Sunny Bright Estate
- * The backyard is huge with ample room for the pool
- * Close proximity to Shopping Centres, Schools and Sporting Facilities

Call Leanne Hurley on 0417 655 002 to arrange your private inspection.

4 BED | 2 BATH | 4 CAR

PRICE:
\$830,000

OPEN FOR INSPECTION:
N/A



Leanne Hurley
0417655002
leanne@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
@Realty 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.



4 LOCKWOOD RISE, KELSO

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.