







126 Graham Drive, Kelso

Brand New Modern Living, Smart Investing

Positioned in the sought-after Marsden Estate, this brand-new home delivers the perfect combination of contemporary style, expansive living and long-term investment potential.

Thoughtfully designed with modern lifestyles in mind, the home offers a spacious open-plan living room, complete with skylights, built-in storage and fireplace. The stylish kitchen is complete with quality appliances and generous storage and further complimented with a butlers pantry. Whether you're looking to move straight in or secure a quality addition to your portfolio, this home is ready to impress.

For investors, there has rarely been a better time to consider a brand-new property. With the budget changes placing a stronger emphasis on newly built homes through updated negative gearing and property tax settings, new homes have become an increasingly attractive option for those looking to maximise benefits, while investing in a low-maintenance asset. Combined with the peace of mind that comes with new construction with warranty and depreciation, this property presents an opportunity that's as appealing as it is practical.

Set within a growing, family-friendly neighbourhood close to schools,

4 2 2

FOR SALE
Guide $950,000

AGENTS

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Interested parties must rely solely on their own enquiries.

parks, shopping and the Bathurst CBD, this is a home that offers broad appeal to owner-occupiers and investors alike. Contact Mark or Ella to schedule an inspection today!

Property Features include:

- Brand-new, thoughtfully designed four-bedroom home
- Spacious master suite complete with walk-in robe and private ensuite
- Three additional bedrooms with built-in wardrobes
- Modern kitchen featuring quality appliances, stone benchtops and butlers pantry
- Open-plan living and dining area designed for effortless everyday living
- Stylish main bathroom with contemporary finishes and double bowl vanity
- Ducted reverse cycle heating and cooling
- Double lock-up garage with remote access and internal entry
- Covered alfresco entertaining area perfect for hosting family and friends
- Generous landscaped yard with great side access
- Quality finishes and fixtures throughout
- Set within the growing Marsden Estate community
- Conveniently located close to schools, parks, shopping and a short drive to the Bathurst CBD
- Rental potential of $780 per week

MORE DETAILS

Property ID	2Q5HZ6
Property Type	House
Land Area	756.1 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Remote Garage











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