






17 Limekilns Road, Kelso

High-Return Potential – Spacious Home in Growing Kelso

Positioned in the growing suburb of Kelso, 17 Limekilns Road presents a fantastic opportunity to secure a well-rounded home perfect for investors, or those searching for a comfortable home to occupy.

Designed with practical living in mind, the home features a generous and functional layout, with spaces that cater to both relaxed family living and entertaining. The well-appointed and updated kitchen sits at the heart of the home, complete with ample storage, quality appliances and a seamless connection to the dining and outdoor spaces.

Stepping outside, the property continues to deliver with a spacious backyard, with an impressive outlook and granny flat or dual occupancy potential (STCA). A sectioned courtyard area creates the perfect setting for year-round entertaining, while the potential for side access offers additional practicality for storing trailers, boats or caravans.

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FOR SALE

Guide \$680,000 - \$710,000

VIEW

Sat 9th May @ 11:00AM - 11:20AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Conveniently located just a short drive to Bathurst CBD, local schools, shops and parks, this property offers the perfect balance of lifestyle and accessibility. An opportunity that won't last long - contact Mark or Ella to schedule an inspection today!

Property features include:

- 3 spacious bedrooms, 2 with built-in wardrobes
- Open-plan kitchen, living and dining area filled with natural light
- Well-appointed kitchen with ample storage
- Well Kept main bathroom
- Generous, secure backyard ideal for families and pets
- Impressive outlook
- Side access potential
- Single lock-up garage
- Quiet, family-friendly location
- Walking distance to local schools, shops and public transport options
- Short Drive to Bathurst CBD
- Updated instant hot water system
- Quality, long term tenant in place on periodic lease
- Rental Potential \$600 per week

Rates: \$2,778.79 (approx.)

MORE DETAILS

Property ID	2K1HZ6
Property Type	House
Land Area	845 m2
Including	Toilets (1) Courtyard Built-in-Robes Fully Fenced

Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |
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