

## Kelso

### Investors Take Note! Potential of \$1050 per Week

Welcome to the perfect investment for your property portfolio. With combined rental potential of \$1050 per week and with proven rental results in the area, this home is an exciting opportunity for astute investors.

The main dwelling is a beautifully designed two-storey home, where style meets functionality to create the perfect space for families of all sizes. This home boasts a spacious open-plan living and kitchen area, as well as a galley style kitchen, offering an abundance of storage. Both bathrooms feature underfloor heating, providing an extra touch of elegance. The main bedroom offers a private sanctuary, complete with its own balcony, offering views across the whole of Bathurst.

The additional granny flat offers a studio style bedroom, a recently renovated bathroom, spacious kitchenette and laundry. With its own access, this granny flat is fully self-contained and offers flexibility for many buyers.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$890,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Bathurst**  
02 6331 5041

Features include but are not limited to:

- Spacious open plan living and kitchen area
- Galley style kitchen with an abundance of storage
- Electric cooking
- Balcony off main bedroom, as well as ensuite and walk in robe
- Underfloor heating in ensuite and main bathroom
- Ducted underfloor heating
- Fireplace
- Reverse cycle A.C
- Third toilet located in external laundry
- Single garage
- Rental potential of \$690 for main residence and \$360 for granny flat

## More About this Property

<b>Property ID</b>	22PHZ6
<b>Property Type</b>	House
<b>Land Area</b>	934 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Ducted Heating Courtyard Dishwasher Built-in-Robes Fully Fenced

**Mark Dwyer 0498 003 774**

Director | Licensee In Charge | Sales Agent | [mark.bathurst@ljhooker.com.au](mailto:mark.bathurst@ljhooker.com.au)

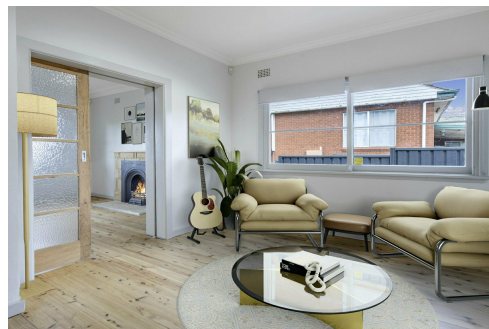
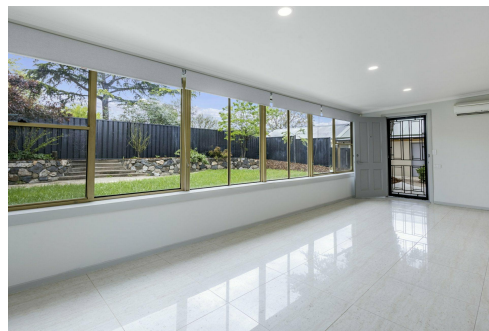
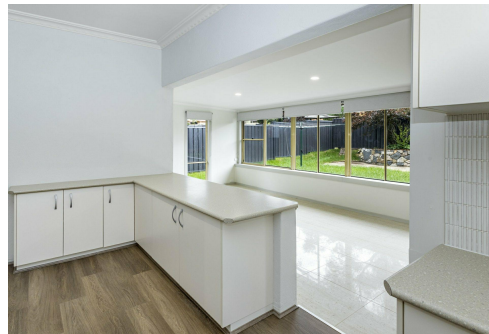
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