



19 Ashworth Drive, Kelso

## Modern Comfort & Spacious Family Living

Thoughtfully designed for family living, this inviting four-bedroom home delivers the perfect balance of comfort, functionality and space. Offering a practical floorplan with generous proportions throughout, huge undercover outdoor area and a pool, this family home is the whole package!

At the heart of the home, the well-appointed kitchen overlooks the main living and dining areas, creating a central hub for everyday living. An additional formal lounge provides extra flexibility while all 4 bedrooms are generous sizes. Both bathrooms and laundry have been tastefully updated with quality fixtures and finishes.

Outside, the 1043sqm block is flat with great side access and plenty of room for a shed. Featuring an undercover alfresco area and heated pool, this property ticks all the boxes!

Combining modern comfort with family-friendly functionality, this home presents an outstanding opportunity to secure a spacious home in a convenient and appealing setting. Contact Mark or Ella to book your inspection today and plan your move!

4 2 2

### FOR SALE

Guide \$850,000 - \$900,000

### AGENTS

Mark Dwyer

0498 003 774

mark.bathurst@ljhooker.com.au

Abby De Losa

0402 203 795

abby.bathurst@ljhooker.com.au

### AGENCY

LJ Hooker Bathurst

02 6331 5041

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.



Property features include:

- Four spacious bedrooms (3 with built-ins)
- Master suite complete with renovated ensuite and walk-in robe
- Separate formal lounge or media room
- Open plan kitchen, living and dining area
- Well-appointed kitchen with quality appliances and ample storage
- Central family bathroom with sperate toilet
- Stylish, and freshly renovated laundry
- Freshly painted throughout
- Outdoor entertaining area overlooking the backyard
- Secure and fully fenced yard ideal for children and pets
- Double lock-up garage
- Heated pool
- Generous and established 1043sqm block
- 7.7kw solar panels
- Family-friendly floorplan
- Convenient location close to schools, parks and shopping options
- Short distance to CBD

Rates: \$3,510.34 (approx.)

## MORE DETAILS

|               |                |
|---------------|----------------|
| Property ID   | 2MMHZ6         |
| Property Type | House          |
| Land Area     | 1041 m2        |
| Including     | Ducted Cooling |
|               | Ducted Heating |
|               | Toilets (2)    |
|               | Pool           |
|               | Dishwasher     |
|               | Built-in-Robes |
|               | Fully Fenced   |
|               | Remote Garage  |
|               | Solar Panels   |

**Mark Dwyer 0498 003 774**

Director| Licensee In Charge | Sales Agent |  
mark.bathurst@ljhooker.com.au

**Abby De Losa 0402 203 795**

Sales Associate | abby.bathurst@ljhooker.com.au

**LJ Hooker Bathurst 02 6331 5041**

89 William Street, BATHURST NSW 2795  
bathurst.ljhooker.com.au | bathurst@ljhooker.com.au

