



## Kelso, 19 Sapphire Crescent

1225sqm Block with Development Potential

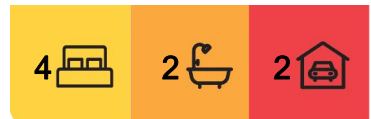
Welcome to this well presented home, boasting space and comfort on a massive 1225sqm block! With dual occupancy or granny flat potential (STCA) this home offers a unique opportunity to boost your portfolio. Offering modern touches throughout, open plan kitchen and dining area and spacious formal lounge room, this home is ideal for developers, growing families or investors alike. Contact Mark or Abby today to book your private inspection.

Features include but are not limited to:

- 4 spacious bedrooms, 3 with built ins (main with WIR and ensuite)
- Updated paint, carpet and LED downlights
- Open plan kitchen and dining area
- Generous formal lounge room
- Gas ducted heating throughout
- Reverse cycle split system



**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**  
Guide \$700,000 - \$750,000

**View**  
[ljhooker.com.au/24ZH26](https://ljhooker.com.au/24ZH26)

**Contact**  
**Mark Dwyer**  
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**Abby De Losa**  
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**LJ Hooker Bathurst**  
02 6331 5041

- Ceiling fans throughout
- Double garage
- Development potential for a 2nd dwelling (dual occupancy STCA)
- Granny flat potential for dual income (STCA)
- NBN connection to property
- Rental potential of \$620 per week

## More About this Property

<b>Property ID</b>	24ZH26
<b>Property Type</b>	House
<b>Land Area</b>	1225 m2
<b>Including</b>	Air Conditioning Ducted Heating Dishwasher Outdoor Entertaining 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)

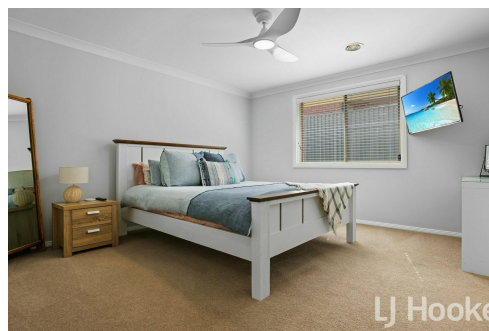
### Abby De Losa 0402 203 795

Sales Associate | [abby.bathurst@ljhooker.com.au](mailto:abby.bathurst@ljhooker.com.au)

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