



3 Coates Drive, Kelso

Modern Luxury in Marsden Estate

Set in the popular Marsden Estate, 3 Coates Drive is a standout opportunity for buyers seeking space, comfort and style. From the moment you enter this beautiful home, you are left with a lasting impression of quality and finesse. From the high raked ceilings complimented by quality pendants to the exceptional level of finishes, this home is a unique offering in the current market.

Sitting proudly on a large 840sqm block, this beautifully maintained residence offers a thoughtfully designed floor plan tailored to relaxed family living and entertaining. Natural light fills the home, while the neutral palette offers a blank canvas for personalisation. The privately positioned master suite boasts a generous walk-in robe and ensuite while the multiple living zones provide space and versatility. The central kitchen is both functional and inviting, featuring quality appliances, ample bench and storage space and a seamless connection to the open-plan dining and lounge area.

Step outside and you're greeted by an expansive backyard with endless possibilities. A double garage with internal access, additional off-street parking and side access add further convenience and flexibility. Located in one of the Bathurst's most sought-after

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FOR SALE

Guide \$950,000 - \$980,000

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

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estates, this home is just minutes from local schools, shops, parks and transport. Contact Mark or Ella today to arrange an inspection!

With features including but not limited to:

- 4 well sized bedrooms, all with built-ins
- Additional study or kids activity area
- Private master suite with modern ensuite and walk in wardrobe
- High ceilings and feature lights on entry
- Open-plan living and dining area filled with natural light
- Formal lounge or media room
- Modern kitchen with quality appliances, stone benchtops and ample storage
- Main bathroom with separate bath and shower
- Ducted gas heating and split system cooling for year-round comfort
- Fenced timber deck overlooking the beautifully landscaped backyard
- Fully fenced yard with side access, perfect for trailers or caravans
- Double garage with internal access
- Located close to schools, shops, parks and transport
- Double glazed windows

Rates: \$3,382.44 (approx.)

MORE DETAILS

Property ID	2CGHZ6
Property Type	House
Land Area	841 m2
Including	Ensuite Air Conditioning Ducted Heating Toilets (2) Deck Dishwasher Built-in-Robes Fully Fenced Remote Garage

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

