



31 Coates Drive, Kelso

## Standout Style in a Quiet Pocket

Set in the popular Marsden Estate lies 31 Coates drive, a home that showcases a refined blend of contemporary design and everyday family comfort.

Thoughtfully designed for modern living, the home offers generous proportions, quality inclusions and a practical layout that effortlessly balances style and functionality. Multiple living zones allow for both relaxed family living and entertaining, complemented by a well-appointed kitchen that forms the heart of the home.

Outdoors, you'll find a covered alfresco area that is perfect for entertaining, as well as a convenient 2 bay shed and great caravan or trailer access.

This is a quality residence that will appeal to buyers seeking a well-executed home with style and a layout designed to suit modern lifestyles, and it won't last long. Contact Mark or Ella to schedule an inspection today!

Property features include:

- 4 well sized bedrooms
- Master suite with massive walk-in robe and spacious ensuite
- Separate formal lounge room

4 2 2

### FOR SALE

Guide \$1,050,000 - \$1,150,000

### VIEW

By Appointment

### AGENTS

Mark Dwyer

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### AGENCY

LJ Hooker Bathurst

02 6331 5041

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Open plan kitchen, living and dining
- Abundance of natural light throughout
- Kitchen with ample storage and bench space and corner pantry
- High quality finishes throughout
- Modern and central, 3-way bathroom
- Ducted heating and cooling
- Well-manicured yard with established gardens and irrigation system
- 897sqm block size
- Side access through to double bay shed

## MORE DETAILS

Property ID	2GMHZ6
Property Type	House
Land Area	897 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

### Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |  
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