



37 Graham Drive, Kelso

Spacious Family Comfort Awaits!

Welcome to 37 Graham Drive, a beautifully presented family home located in the prestigious Marsden Estate. The property offers an abundance of space and style making it an ideal home for growing families, first homebuyers or investors looking for a solid return. The spacious and light-filled open-plan living area provides a warm and inviting atmosphere, further complimented by high ceilings throughout and modern kitchen. The flat and landscaped rear yard has plenty of side access perfect for caravans, trailers and boats.

With its modern features, spacious design, and fantastic location, this is a home you won't want to miss. Contact Mark Dwyer today to book your private inspection. 0498 003 774

With features including but not limited to:

- Four spacious bedrooms, all with built-ins
- Ducted heating and cooling
- Open plan living, dining and kitchen
- Separate formal lounge
- Modern and contemporary kitchen and bathrooms.
- Double garage with remote doors and internal access.
- 744sqm block with great side access

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FOR SALE

Guide \$790,000 - \$820,000

AGENTS

Mark Dwyer

0498 003 774

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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.

 **LJ Hooker**

- Rental potential of \$650 per week
- Easy and close access to parks, and recreational areas for outdoor activities.
- Conveniently situated near the Trinity Heights Shopping centre which allows easy access to grocery shops, medical facilities, take-away options and many more.
- Fully Fenced backyard and outdoor alfresco area.

Rates: \$3269 (approx.)

MORE DETAILS

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|---------------|----------------|
| Property ID | 280HZ6 |
| Property Type | House |
| Land Area | 744 m2 |
| Including | Ensuite |
| | Ducted Cooling |
| | Ducted Heating |
| | Toilets (2) |
| | Dishwasher |
| | Built-in-Robes |
| | Fully Fenced |
| | Remote Garage |

Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |
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