



12 Yass Circuit, Kelso

## WELCOME HOME.....

Welcome to a home that perfectly balances comfort, functionality, and outdoor living. Thoughtfully designed for relaxed family living and effortless entertaining, this well-maintained residence offers generous indoor and outdoor spaces in a convenient and highly desirable location.

Features include:

- Three spacious bedrooms with built-in storage
- Practical two-way bathroom offering convenience and versatility
- Well-appointed kitchen overlooking the main living area, allowing you to stay connected with family and guests
- Separate dining area ideal for family meals and entertaining
- Expansive covered outdoor entertaining area, perfect for year-round gatherings
- Excellent side access to the rear of the property
- Garden shed providing additional storage
- Established grounds with plenty of room for children and pets to enjoy

Whether you're a first-home buyer, downsizer, or savvy investor, this property presents an outstanding opportunity to secure a home that offers both practicality and lifestyle. With its versatile floorplan,

3  1  2 

### FOR SALE

Offers over \$620,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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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**

impressive outdoor features, and sought-after functionality, this is a property that is sure to attract strong interest.

### MORE DETAILS

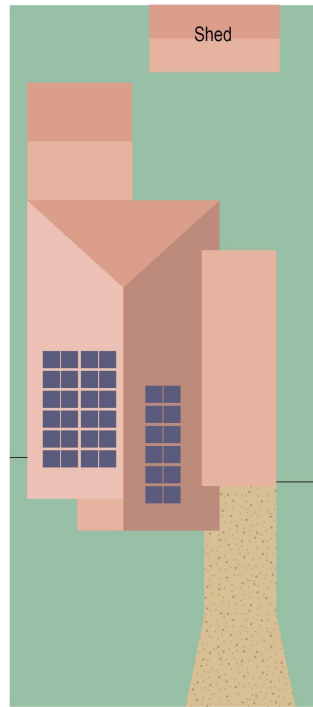
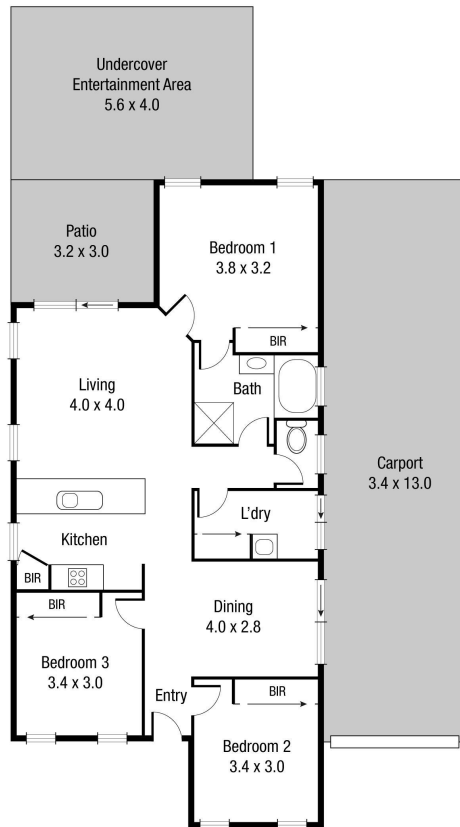
Property ID 4B1HWK  
Property Type House  
Land Area 450 m2

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 172.2 sq.m**

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