



**PRICE GUIDE:** \$320,000.00

Area: 525 m2

### Under Contract By Nathan Lynham 0427695162

This stylish and elegant home easily positions itself above other properties on the market. Boasting 3 bedrooms, 2 bathrooms, PLUS it is fully air-conditioned!! Revealing an uplifting sense of light, space and privacy it is a must to inspect.

#### THE PROPERTY

- 3 large bedrooms with built-in wardrobes
- Study/office to the front of the property
- Fully air-conditioned throughout
- Ensuite to the main bedroom
- Large main bathroom with separate bath & shower
- Covered entertainment area
- Good size yard with sprinkler system
- Double lock garage with remotes
- Fully fenced yard with side gates

#### THE LOCATION

- Close proximity to Kelso State School and



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# 4 Yarra Crescent | Kelso

This illustration is indicative only and whilst care has been taken to produce an accurate representation, interested parties should undertake their own investigations

residence	109m <sup>2</sup>
alfresco	11m <sup>2</sup>
garage	38m <sup>2</sup>
<b>total area</b>	<b>158m<sup>2</sup></b>

