



Lynham



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**PRICE GUIDE:** Offer's over \$700,000

Area: 1366 m2

## Modern family home with Large Shed on the river

Set in an idyllic location in the upper reaches of Ross River, with views over the river to the hills of Mount Stuart, this expansive home offers an alternative to acreage living.

Fully renovated by the current owner to a bespoke standard, the home offers three very large bedrooms, a huge open living and dining area beside a modern kitchen with butler's pantry and massive entertaining / theatre room at the front. The home is fully - air-conditioned, and set in modern light colours with high ceilings.

At the rear, a large full length patio with bar at one end, which looks out towards the river and offer's both a cool and tranquil escape at any time of the day, and is graced by the natural wildlife the river and surrounding bush land attract.

With a wide 40 m frontage, the addition of a 13m x 7m shed and 6m x 6m carport with high roofline, both accessed through a second gate, the home is sure to appeal to tradesman, or owner's with caravans, boats or motor homes.



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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 : 395.9 sq.m**

**1620 Riverway Dr, Kelso**