



**PRICE GUIDE:** \$850,000

Area: 5608 m2

## Beautifully kept home with large shed on 5608 m2 allotment

Sold by Shelly and Graham Lynham

Set in a quiet, tightly held pocket of just 12 homes, this beautifully maintained family residence has been lovingly held by the same owners for over 30 years - a true testament to the appeal of both the home and its setting.

From the moment you arrive, the presentation impresses. Manicured lawns and established gardens frame the home, with native bushland rising above and beyond, providing a peaceful backdrop and regular visits from local wildlife, including the unmistakable call of resident kookaburras.

Designed to embrace its semi-rural setting, the home features a rear and side patios that overlook the backyard, and capture cooling breezes throughout the day. With an easterly aspect, these outdoor spaces remain shaded in



**Shelly Lynham**  
0414 250 166

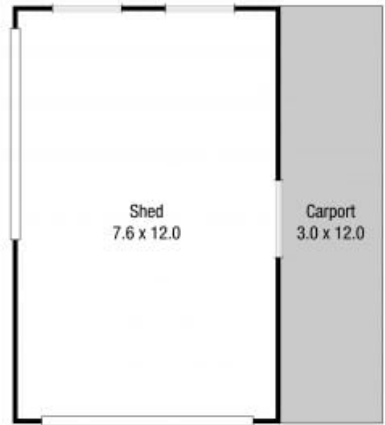
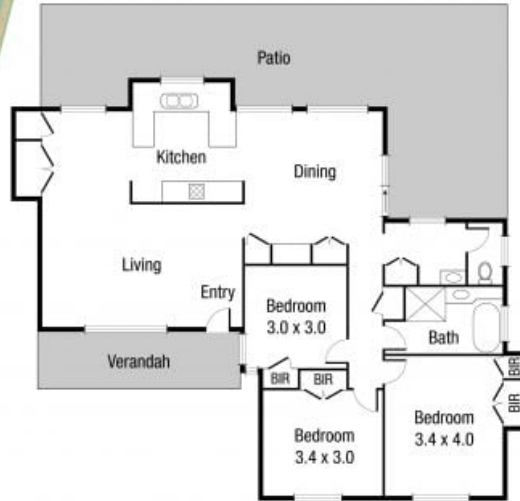
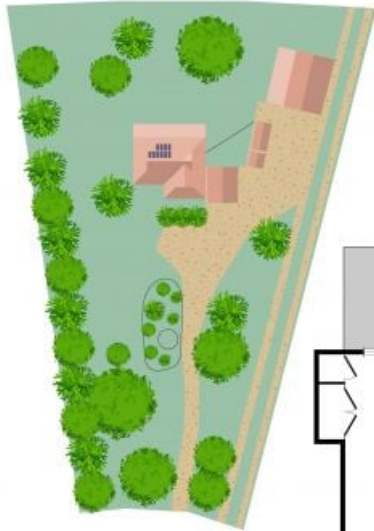


**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



(Not In Position)



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 : 175.5 sq.m

### 9 Grey Boots Cct, Kelso