



**PRICE GUIDE:** \$335,000.00

Area: 1619 m2

Council Rates: \$4,320.84 p.q.

## Under Contract By Nathan Lynham 0427695162

This uniquely appointed A-frame home offers an affordable entry into the large block lifestyle, only a stone's throw away from local conveniences. Set on a large 1,619 sqm block with the added benefit of rear block access via Chester Court, this home offers the potential to add to the block a shed or pool and still have plenty of yard space.

### THE PROPERTY

- Fully repainted with new carpets
- Large main open planned living/dining area as you enter the property
- Dining room adjoining the kitchen
- Spacious kitchen with ample cupboard and bench space
- Main bedroom downstairs with built-in wardrobe & air conditioning
- 2 bedrooms upstairs with air conditioning
- Main bathroom with combined shower/bathtub & separate toilet
- External laundry at the rear of the home
- Enclosed patio area at the rear of the home
- 6.6kw solar system



**Nathan Lynham**  
0427 695 162

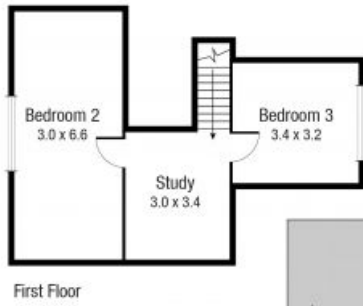


**Graham Lynham**  
0447 250 222



**OFFICE**

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



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 :173.44sq.m

1327 Riverway Dr, Kelso