



**PRICE GUIDE:** \$410,000.00

Area: 701 m2

## High-set 3 Bedroom Home With Shed, Pool & Solar All On A Corner Block

With scope to modernise and refresh, the home offers amazing potential for owner occupiers and investors alike with scope to add value with a coat of paint and carpets.

With convenience on your doorstep - this high set home is located just minutes from schools, Woolworths Shopping Centre, Hotels, McDonald's, other shops and a Medical hub to name a few.

Being a larger sized double-storey home, it offers polished timber floors, a functional kitchen and bathroom, living-dining and three good-sized bedrooms upstairs. The home is in original condition.

### THE PROPERTY

- Large open-plan lounge and dining room.
- Functional galley style Kitchen
- Main bathroom with shower/bath combination



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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 : 208.1 sq.m

12 Kulgun Cres, Kelso