

37 James Barnet Drive, Kelso, NSW 2795

BESTWICK |

House For Sale

Thursday, 13 June 2024

37 James Barnet Drive, Kelso, NSW 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1556 m2

Type: House



Mitchell Bestwick



Caitlin Golding
0428840776

\$800,000 - \$850,000

Situated in the ultra-desirable & tightly held Laffing Waters Estate, this quality four bedroom home boasts three impressive, yet separate, living areas as well as a sizeable 1,556m² block, which provides the potential to subdivide (STCA) & build your dream home, and would capture some of the best views in Bathurst. **Free SMS the keyword 37james to 0488 844 557 to receive a link to the online brochure which includes additional photos, Floor plan, Contract of Sale and more** Features include: * Step up to the commanding yet inviting entrance, which leads you into this exciting home.* Feel like a King or Queen by pushing the double doors open and reveal your oversized master suite. Positioned separately from the kids' wing, it boasts a huge walk-in-robe and stunning ensuite.* 3 great sized bedrooms with built-in robes, all feeding off the separate hallway, creating the perfect kids' or guest wing.* Tidy main bathroom offers a separate shower & bath with the powder room located independently in the hallway; perfect for families or when entertaining.* Generous open plan kitchen boasts island bench, high quality appliances including 900mm gas cooktop, electric wall oven, dishwasher, and there's a built-in pantry. * The open living area takes full advantage of the Eastern aspect and captures the natural light through the full length windows and door.* Separate & large rumpus room sits at the back of the home, feeding off the open living area, which also offers double door entry, perfect for increasing the living space when entertaining.* A quiet escape or home theatre room occupies the front of the home and captures a peaceful view of Bathurst.* The alfresco entertaining area flows off the open living area & looks out across the enormous rear yard.* Ample built-in storage is situated throughout the home, including walk-in linen cupboard in the hallway.* Double lock up garage boasts high set roller doors, increased ceiling height & internal access, and will accommodate the biggest of cars.* Elevated & enormous yard with wide side access, making this block the perfect subdivision option to build something special (STCA). You have the option to occupy the house while the build takes shape, or generate income from the existing house. * Council maintained reserve occupies the rear of the property making the perfect escape to walk the dog or to sit back and enjoy the 360 degree view of the Bathurst region. What more could you want in a property? Sitting in a quiet, modern estate & only minutes drive to the CBD or to Trinity Heights Shopping Complex, extra block of land, sizeable and quality home, & options to sit back and enjoy or renovate and make it truly special! An opportunity like this isn't one to be missed. Contact our office to secure your inspection today!