

464 Bells Line of Road, Kurmond, NSW, 2757

Sold House

Sunday, 16 July 2023

464 Bells Line of Road, Kurmond, NSW, 2757

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Cathy Walton

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Affordable Acreage!

Must Be Sold! Motivated vendor meeting the market.

This fantastic, affordable acreage home is situated on approx. 1.3 acres, it includes 3 bedrooms, 1 bathroom upstairs, with an additional 1 bedroom/living, 1 bathroom retreat downstairs, plus plenty of storage/garaging!

At the front of the house is a formal living area with ceiling fan, additionally there is a second huge living/dining area with slow combustion fireplace as well as split system air conditioner, opening onto the lovely, large deck; perfect for entertaining or to relax and enjoy a cup of coffee taking your own rural views!

Centrally positioned is the kitchen, in neat condition complete with dishwasher and a freestanding gas stove top and electric oven. The main bathroom offers both a spacious shower and large corner bath, as well as a separate toilet for convenience.

The main bedroom includes a ceiling fan and huge built-in wardrobes. The second bedroom includes a split system air conditioner and the third bedroom is located toward the back of the house with the convenience of access to the back deck.

The separate retreat is located downstairs and includes an open bedroom/living, a split system air conditioner, bathroom with shower and kitchenette. There is separate access down the side of the house, so it is perfect to utilise as a teenagers retreat, for in-laws or for guests. Includes separate gas & hot water to upstairs.

Other features include:

- 2 garages with automatic roller doors + storage
- Off street open parking
- Garden shed
- Dam

The property is located with various amenities only a very short distance away. All timing offered below is reasonably accurate in normal conditions and is approximate:

- Local restaurants, Kravings (1 Min walk) & Kurmond Social (1 Min drive)
- Various takeaways (1 Min Drive)
- Kurmond Public School (1 Min drive)
- Kurrajong Public School (5 Min drive)
- Colo High School (3 Min drive)
- North Richmond Shopping Village (6 Min drive)

Previously achieving \$700.00 Per Week in rent long term.

Currently tenanted to excellent tenants understanding it's on the market so paying \$550 per week.

The acreage is very usable and can easily accommodate animals, you can even bring your horse! Properties don't come up often like this, come and see for yourself contact Cathy Walton on 0400 220 355 for your private inspection!

DISCLAIMER 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.