

**8 Batar Creek Road, Kendall, NSW 2439**



**House For Sale**

Thursday, 16 May 2024

8 Batar Creek Road, Kendall, NSW 2439

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 706 m2**

**Type: House**



Rosie Model

0438755344

## Price Guide \$689,000 to \$739,000

Situated in the heart of Kendall. The ranch style with cedar cladding adds character, and the emphasis on natural light and ventilation provides a comfortable living environment. The easy-to-maintain gardens and grounds are appealing, especially with the opportunity for landscaping personalization. The addition of a new Colorbond shed and a garden shed enhances the property's practicality, great for all those toys. Drive-through carport adds convenience and access to the rear yard. Fantastic option for families or investors seeking both functionality and the potential for customization.- 3 Good sized bedrooms with plenty of robe space - Recently renovated bathroom and kitchen - Dining and lounge area that flows for open space and entertaining - Air conditioning and fireplace for year-round comfort - Separate laundry and 2nd outdoor toilet- Front and rear covered verandas for the summer BBQ's - 2 Large carports and 3m X 3m lockable garden shed- Colorbond shed 7m x 4m enclosed with adjoining carport The location of the home gives you an easy walk to Kendall RSL Club, award winning Tennis Club, Miss Nellies Café, Playground and the Camden Haven River. The boat ramp is 3 minutes' drive, Pacific Highway at Kew 5 minutes, North Haven Beach and Café 18 minutes, Port Macquarie Airport 32 minutes. Details:Council Rates: \$2,650 pa approx.Land Size: 706m<sup>2</sup>Rental Potential: \$500 - \$550 per weekCurrently Rented \$495 per week (shed not included) DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.