

89 Graham Drive, Kelso, NSW 2795



House For Sale

Saturday, 16 December 2023

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Bedrooms: 4

Bathrooms: 2

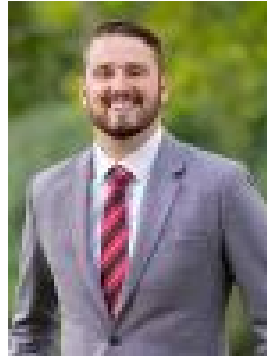
Parkings: 2

Area: 829 m2

Type: House



Andrew Crauford
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For Sale

Enjoying a premium block in the popular Marsden Estate, this immaculate family home exudes quality, style and sophistication. The home benefits from a impressive list of technology & features befitting only the best of new homes. Just under 2 years old, this master-built residence has left nothing to chance noting generous room sizes, fantastic storage spaces, open plan living designed to amplify each of the seasons, be it an open airy seamless flow from the alfresco, dining and family room, or a cosy afternoon in front of the internal log fire, the home appeals equally in all seasons. Additionally, side access oversize garden shed, kids playhouse & slide all sit in the foreground of the uninterrupted views back to Bathurst township & Mount Panorama beyond. Key Features:

- Luxurious master bedroom featuring an ensuite and a walk-in robe & distant views.
- Three additional bedrooms, each generous in size with built-in wardrobes & in-bult desk.
- A well-designed study nook with skylight and quality desk & shelving.
- The kitchen boasts a huge walk-in pantry fabulous cupboard & bench space, and adjacent flow into the large laundry. Quality appliances include induction cooking, 900mm under bench oven, and dishwasher.
- Three living areas offer ample room for all family stages & some stunning entertaining occasions.
- Exquisite bathroom design in spacious main bathroom, ensuite, separate guest toilet with basin.
- Enjoy ducted reverse cycle air conditioning throughout, zoned to ensure efficiency & comfort.
- Built-in sound system throughout the home is separated into four zones each individually controlled and linked to online platforms or TV's.
- The fabulous outdoor entertaining area has the best of the breathtaking view, along with hot/cold water sink and quality plumbed BBQ, strip ceiling heaters & fan for each season.
- Secure double automatic garage with internal access & Tesla electric car charger.
- A near new 8.36kw solar system utilising advanced Enphase micro-inverters feeding a Tesla Powerwall 2 battery providing 13.5 kw/hrs of energy, ensuring seamless back-up power supply during extreme weather events and blackouts. Also working constantly to reduce power bills. This property stands as a testament to exceptional design, attentive quality in construction and an owner that has left nothing behind in finishing the home for practical comfort and daily living. The premium location enjoying breathtaking views within the upper Marsden Estate is now available for an immediate sale, it promises the perfect blend of style, practicality, and luxury. Don't miss the opportunity to make this outstanding property your new family haven. Contact Andrew Crauford 0417 416 205 or Kurt Waterford to arrange your own personal inspection of the property. Council Rates: \$3,761.56 Land Size: 829.5sqm Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.