

9 Leo Grant Drive, Kelso, NSW 2795

@realty

Acreage For Sale

Tuesday, 26 March 2024

9 Leo Grant Drive, Kelso, NSW 2795

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 1 m2

Type: Acreage



Mark Sullivan

Auction

9 LEO GRANT DRIVE KELSO NSW 27954 - 6 BED / 2 BATH / 4 CAR / 12,900 SQM / 570 m2 home Welcome to "Valhalla", an expansive 3.19 acre estate nestled in the highly sought after Leo Grant Drive. Surprisingly, this property is located only six minutes drive to the Bathurst CBD and one minute drive to Trinity Height Shopping Centre. This stunning architecturally designed home infuses natural light via the central atrium, loft studio and skylights throughout. Thoughtfully positioned windows maintain privacy and allow effortless connectivity with the outside. Inspections are highly recommended. Valhalla includes but is not limited to the following features: Master suite with a spacious walk-in wardrobe, skylight and oversized ensuite with spa bath. Bedrooms two, and three with spacious wall to wall robes. Two way main bathroom, with separate WC. Central fully enclosed atrium (64m²), giving natural light to the whole house and offering a year round entertaining space with an alfresco feel. Upstairs studio, perfect for pursuing your passions or hobbies. A walk through library, office, formal dining room and elegant lounge room. Two additional living/family rooms ensuring ample space for the whole family. A large open kitchen equipped with electric wall oven, electric cooktop, ducted rangehood and ample storage with soft close doors. An oversized laundry/ironing room. Abundant storage throughout including a first floor loft room. Ceiling heights of 2700. Natural palette throughout inviting you to personalise every room to your liking. Cozy wood fire and gas heater and reverse cycle AC for year round comfort. A double garage plus an additional stand alone 2 car garage. Outdoor bliss: Step outside to discover a functional pizza oven, constructed with historic convict bricks, nestled within an inviting entertainment and cooking area. If it is peace and tranquility you are after, there are countless prime positions to sit back, watch the birds and take in the country ambience. Endless possibilities: With a sprawling 570 square metre house and a flexible layout, this home can easily adapt to your changing needs. The property would be perfect for a large or multi-generational family seeking space and lifestyle. The large flat block lends itself to the addition of your dream shed, swimming pool or house extension (STCA). Locality: Surrounded by quality homes in one of Bathurst's most prestigious small acreage cul-de-sacs and only a 6 minute drive to the Bathurst CBD. A block away is Paddy's Hotel with a great bistro and Great Beginnings child care centre. Trinity Heights Shopping Centre is 1km away and includes a IGA, Medical Centre, Hairdresser, Bakery, Pharmacy, Newsagent and takeaway shops. Valhalla also offers you a bore, a dam, established trees and array of visiting birdlife. The backdrop of sheep and cows grazing in nearby paddocks add to the serene rural charm and tranquillity that this property has to offer. Investment potential: The versatile layout and size of this home makes it an ideal candidate for potential Airbnb use, generating a potential lucrative return. CONSTRUCTION: ? Double brick CIRCA 1990 LAND SIZE: ?? 12,900 square metres or 3.19 acres RATES: ?? ? \$1800 pa (approx.) ZONING: ?? RU4 Primary production small lots SEWER: ?? Septic FENCING: ?? Fair to new. WATER: Town water drinking, bore water for gardens LOCALITY: ?? 1km to Trinity Heights shopping village and 3.5kms to Bathurst CBD RENTAL APPRAISAL: ? \$800 Per week HEATING/COOLING: ? Brand new Daiken ceiling ducted reverse cycle heating / cooling. Wood fire, gas heater, reverse cycle AC Don't miss the opportunity to experience the beauty and potential of 'Valhalla.' Viewings are available 7 days a week by appointment. Contact Mark to arrange your private tour. SELLING AGENT Mark Sullivan 0429 954 9900 MSP Real Estat 248 Howick St Bathurst NSW 2795E sully@atrealty.com.au *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. Prospective purchasers are advised to carry out their own investigations.