

**9 River Street, Kendall, NSW 2439**



**House For Sale**

Monday, 30 October 2023

9 River Street, Kendall, NSW 2439

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1816 m2**

**Type: House**



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## Price Guide \$665,000 - \$679,000

Nestled in a quiet street and surrounded by reserve to the front and acreage to the rear, this home is a peaceful haven for those seeking space and privacy. Set over 2 levels there is plenty of room inside for the whole family to enjoy, but you also have the advantage of a large 1,816m<sup>2</sup> block, which provides a spacious area that the kids will appreciate. Upper Level- Large and light filled lounge area with access to the front verandah- Modern kitchen with an abundance of storage space- Good size dining area – perfect to catch up with the family over dinner- 2 generously proportioned bedrooms, both with built-in robes- Front & rear verandah's run the length of the home giving you various outside living options Lower Level- Huge rumpus room which could be used as a games room or teenager's retreat- Functional laundry with the addition of a 2nd shower and toilet- Double garage with extra space to the rear – perfect for a workshop- Rear patio area plus an undercover area to entertain- Massive 1,816m<sup>2</sup> block giving you plenty of space for the kids and animals to run around- Currently rented with great tenants in place Location Details - Straight across the road from the park, reserve and Camden Haven River - Kendall Primary School, Tennis Courts, RSL and local pool all within 1.3km - 5 minutes to Kew Hotel, Petrol Station, Local Produce store and access to the highway- 15 minutes to the riverside suburb of North Haven where you find great cafes, speciality shops, boat ramp and North Haven Beach - Easy 32 minute drive to Port Macquarie Airport Property Details: Council Rates: \$3,830 pa approx Land Size: 1,816m<sup>2</sup> Rental Potential: Currently rented at \$470 per week 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 matter.