



## 29 Ignatius Place, KELSO, NSW 2795

### SUBSTANTIAL FAMILY HOME + PREMIUM LOCATION

Not your average family home, constructed to the highest quality & boasts a spacious, yet functional, floor plan. Size will surprise, it's the simple things like the triple bay garage, oversize bedrooms & multiple living areas that will make you love this home!.

Positioned towards the end of a quiet cul-de-sac in the highly sought after Marsden Heights Estate, with endless features this home has it all & is deserving of your inspection.

Main features include:

- King size master suite with generous walk-in robe & ensuite
- Additional bedrooms all double size with built-in robes
- Entertainers open plan kitchen, dining & living with stone bench tops & modern black appliances including a gourmet 900mm induction cooker
- Conveniently located & well-equipped butlers' pantry connecting the garage & kitchen
- Heated in-ground 6m fibreglass pool with glass fencing

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P186041

#### SALE DETAILS

**\$1,200,000**

#### CONTACT DETAILS

**Nicoll & Ireland - Bathurst**

191 Howick Street  
BATHURST, NSW  
02 6330 7200

**George Doueih**

0413 175 387

- Large outdoor entertaining area with natural stone pavers & fully screened alfresco dining area
- Three car garage with additional off-street spot for another car, caravan or boat
- Inbuilt flush wall wood burner as well as ducted heating & cooling throughout
- Security camera system with 8 hard wired cameras surrounding the house
- NBN fibre to the house & cat6 cabling to many rooms
- 8kw solar system with optimal orientation for maximum energy production
- Fully landscaped low maintenance garden to both front & back
- Established drought tolerant vegetable garden beds
- Mesh security installed to all doors & most windows
- Two instant gas hot water systems
- Laundry of your dreams with plenty of storage, hanging & folding space with additional walk-in linen cupboard
- Vehicle access is available to the rear yard via wide back gate
- Short walk to Holy Family School, shops & public transport

Must see to appreciate - call George to learn more!

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 1
- 3 car garage
- Ensuite









