



73 Clairvaux Lane, KELSO, NSW 2795

ELEVATED RURAL ESTATE OVERLOOKING TOWN!

8.09 hectares, 20.00 acres

Perched up on some of the best acres around town & only 5 minutes to the Kelso shops, or 10 minutes to the Bathurst CBD. Extremely fertile soils with a successful history of hay production, reliable water availability & storage, quality built & spacious 4 bedroom home, new water tanks, machinery & hay shed with hundreds of thousands of dollars spent on the property in the past few years. You will not come across a better lifestyle property in the Bathurst district!.

- Quality built & spacious 4 bedroom home with high/ornate ceilings, bay windows, ensuite & walk-in robe to the main bedroom, formal lounge & dining rooms, open plan kitchen & living room, light-filled rumpus room, 3-way main bathroom with a corner spa, double bay garage with internal access, huge laundry with powder room/shower & toilet and a rear outdoor entertaining area

- Almost 20 acres in total with 15 acres sown with lucerne - crop will be ready for harvest & baling late October with approx. 6 cuts per year

- Almost new Daikin ducted reverse cycle system & 2 split systems

- Elevated block with the best 360 deg views over Bathurst & surrounding area

TYPE: For Sale

INTERNET ID: 300P188739

SALE DETAILS

AUCTION (if not sold prior)

CONTACT DETAILS

Nicoll & Ireland - Bathurst

191 Howick Street
BATHURST, NSW
02 6330 7200

George Doueih
0413 175 387

- Excellent water storage with an almost new 120,000L inground concrete water tank
- Never miss a rain fall with unbelievable water catchment, over 1000m2 of roofing
- Very reliable water bore & pump feeding outside taps & irrigation lines
- Almost new enormous machinery/fodder shed
- Recently laid bitumen on the driveway, turning bay & machinery/fodder shed
- 12 x 7 metre Colourbond shed with a concrete slab & power. Multiple uses with an open bay equipment side, enclosed workshop with roller door, solar panels & fully lined office/room with kitchenette & toilet
- Great location, within a 5 minute drive to Kelso High School, Holy Family Primary school, supermarket, bakery, doctors surgery, chemist, caf   & much more
- Versatile agricultural & development potential - zoned RU1 Primary Production with endless opportunity. Opportunities for Vineyard, Cellar door, Boutique accommodation, Earthmoving business/storage or hobby farm
- Upgrades recently completed to the septic system which include new absorption trenches

This property is one of a kind & must be seen to be appreciated - 73 Clairvaux Lane will be offered to the market via Public Auction (unless sold prior)

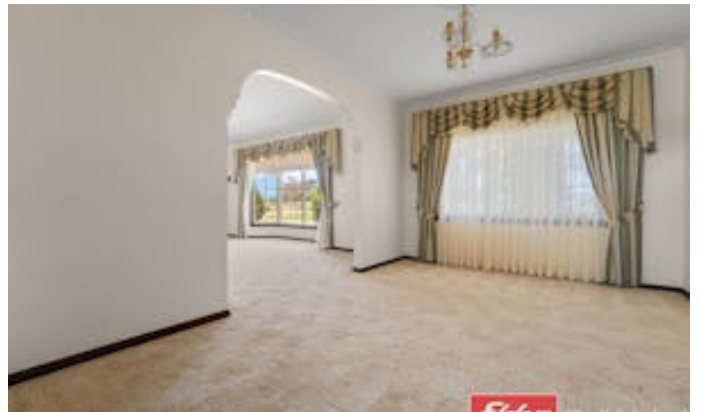
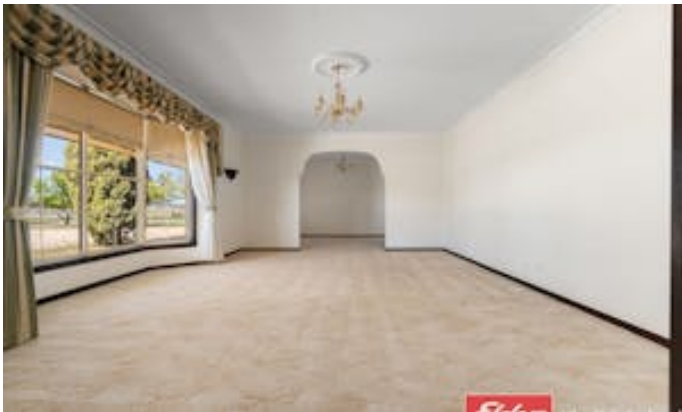
Call George Doueihy to arrange an inspection!

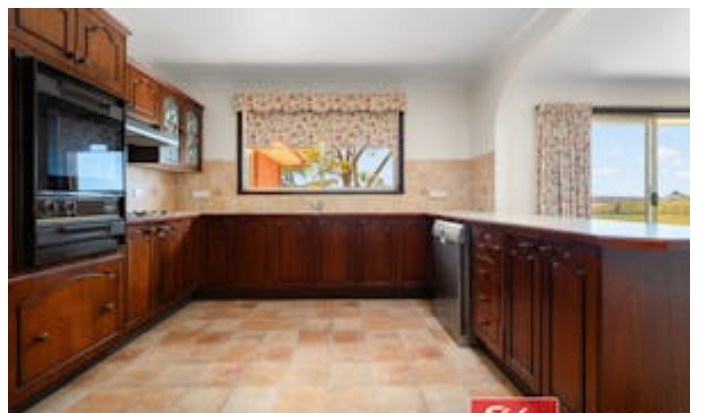
- Land Area 8.093713 hectares
- Bedrooms: 4
- Bathrooms: 4

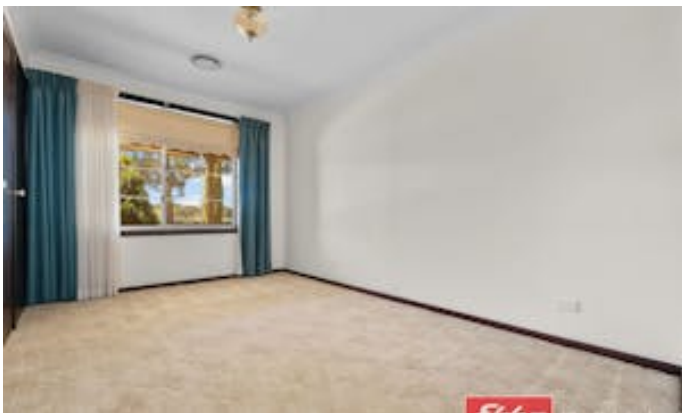
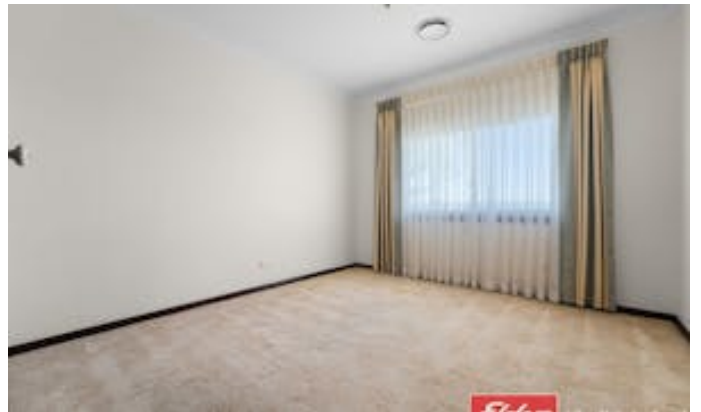


HOMESTEAD

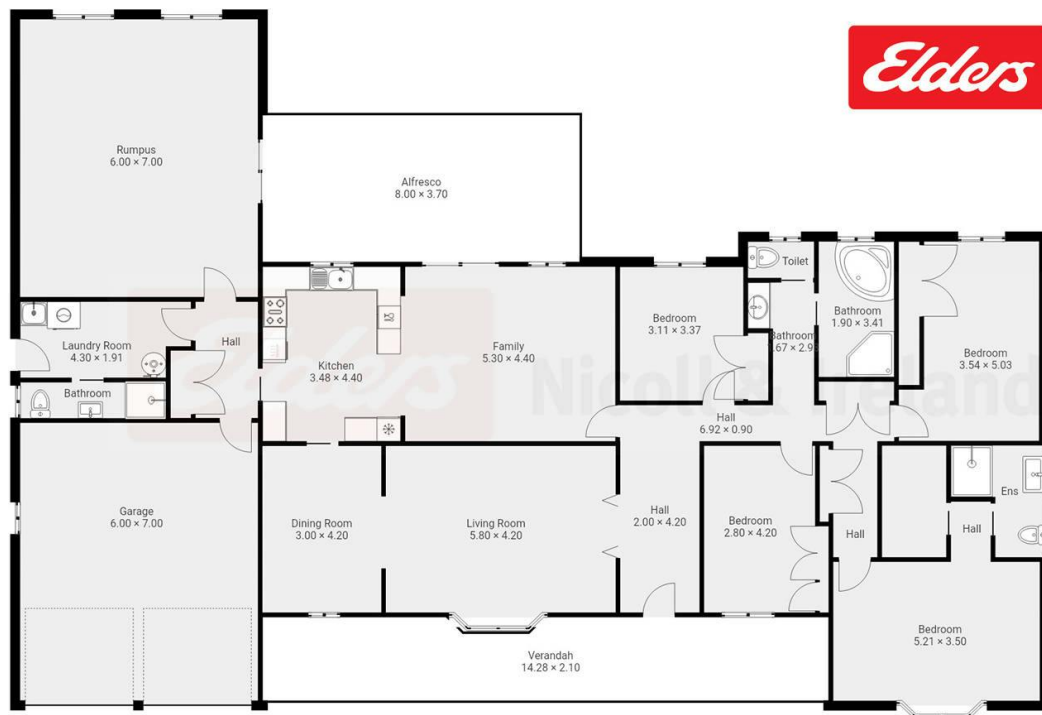
Bedrooms	4
Bathrooms	4











Nicoll & Ireland

73 Clairvaux Lane, Kelso
Floorplan

Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.