



## 19 Simmons Place, KELSO, NSW 2795

**HUGE RETURN ON INVESTMENT!!!**

- 10/10 tenant with a fresh lease for 12 months at \$400 per week
- 3 generous bedrooms all on the first floor
- Open plan living, dining & kitchen welcomes you on entry
- Updated & tidy throughout
- Light, airy & welcoming with a functional layout
- Fantastic fully enclosed private yard, plus an additional common yard
- Modern kitchen with laminate benchtops, electric cooking & ample cupboard space
- Bathroom located upstairs, complete with a shower over bath & toilet
- Additional toilet on ground level off the spacious laundry
- Single carport conveniently positioned at the front of the property
- Within walking distance of schools, parks, public transport & shops

**TYPE:** For Sale

**INTERNET ID:** 300P198036

**SALE DETAILS**

**\$385,000**

**CONTACT DETAILS**

**Nicoll & Ireland - Bathurst**

191 Howick Street  
BATHURST, NSW  
02 6330 7200

**George Doueih**

0413 175 387

- Solar system installed to help reduce everyday living expenses

Offering a very rare greater than 5% gross return on investment, in a convenient location, this townhouse is an affordable entry into the property market & a smart addition to any investment portfolio!.

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

- Land Area 261.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport



