



125 Gilmour Street, KELSO, NSW 2795

A Gorgeous Character Lifestyle

"Greenbank" c.1861 - Character & charm with modern comfort

Steeped in history yet beautifully refreshed for contemporary living, "Greenbank" stands proudly on a lush 1,209 sqm allotment, well known to so many in the area. This timeless brick cottage offers the perfect balance of heritage grace with modern amenity, a result of some highly attentive updates from her owner, while the surrounding grounds boast an incredible cottage garden bursting with colour and character.

Behind its welcoming verandah and charming facade, the home reveals classic period hallmarks - 9-foot ceilings, timber floors and ornate detailing that speak to its rich past, while a fabulous list of updates have achieved a seamless level of comfort and easy care living. Three generous bedrooms lead off the wide central hallway, two with built-in robes, while the light-filled living areas provide versatility and warmth throughout.

The kitchen has been stylishly upgraded with a new GLEM Gas 900mm cooker and rangehood, timber benchtops, dishwasher and ample storage. Comfort is assured in every season with brand-new ducted reverse cycle air conditioning, a new gas heater in the family room, a flued Rinnai gas heater in the sunroom, while the dining enjoys a traditional open wood fireplace for winter ambience. A new roof in 2017 and a new 8x6

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: L37408464

SALE DETAILS

For Sale

CONTACT DETAILS

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steel shed/garage have further upgraded this beauty.

A tasteful modern bathroom was re-done in 2022, a functional laundry is adjacent to the kitchen with a second toilet and direct access to the backyard. Outdoors, multiple covered alfresco areas, updated perimeter fencing with an internal pet fence, complement the generous backyard and established gardens.

- 3 bedrooms, two with built in robes
- two gas heaters & ducted reverse cycle air conditioning

With its blend of history, craftsmanship, and modern convenience, "Greenbank" is a true Bathurst treasure ready to be loved for generations to come.

Don't hesitate to contact Andrew Crauford on 0417 416 205 or the Emms Mooney team to arrange your own inspection of this gorgeous property.

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.

- Land Area 1,209.00 square metre
- Building Area: 220.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards



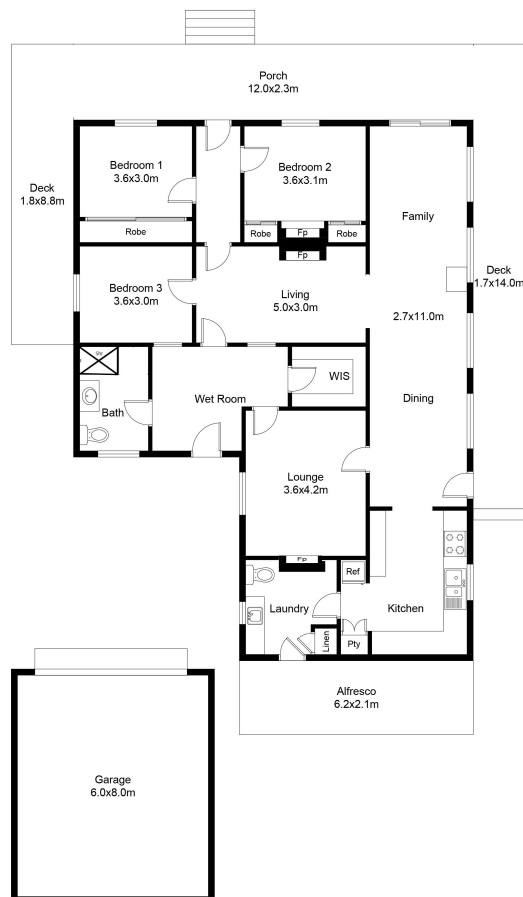








Emms Mooney



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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