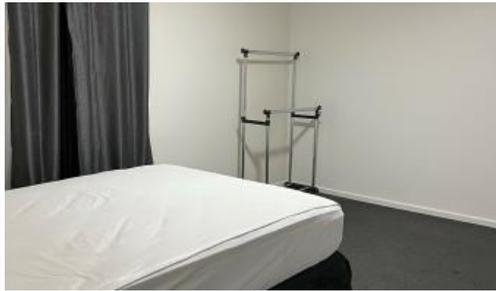


Sold



7 Kelvin Rd, Ingle Farm



## SOLD...SOLD...

### PROPERTY SOLD PENDING SETTLEMENT

Situated just off Bridge Road, this property offers a prime location with huge potential for the savvy buyer. The 673m<sup>2</sup> block is perfect for those looking to add their own personal touch to a solid 1975 brick veneer home.

Featuring 3 spacious bedrooms, all featuring carpet floors and ceiling fans, with the main bedroom featuring a split system air conditioner and the second bedroom fitted with a built-in robe.

The formal lounge at the front of the house boasts a gas heater and ceiling fan, perfect for cozy nights in.

The kitchen located in the heart of the home includes an under-bench oven, gas cooktop and double sink. Leading out from the kitchen is a generous living area, ideal for entertaining guests. The living area is spacious and connects to the side paved area and back verandah, offering plenty of outdoor space.

Bathroom is complete with floor to ceiling tiles and consists of a vanity, shower, bath and separate toilet.

Additional Features:

- Laundry features a stainless steel wash trough and storage

 3  1  3  673 m<sup>2</sup>

**Price** SOLD for \$595,000

**Property Type** Residential

**Property ID** 9736

**Land Area** 673 m<sup>2</sup>

### Agent Details

Tony Clark - 0427 363 161

### Office Details

Maitland

0888363161



- Single garage with an electric roller door
- Shed/workshop and garden shed lean to
- Solar system with approximately 24 panels
- Several split system air conditioners
- Gas hot water service
- NBN connection
- TV antenna
- Secure lockable fence off Kelvin Road
- Concrete driveway
- Sensor lights
- Deadlocks and window locks

## **EXPRESSION OF INTEREST**

**Due: 5pm Friday 3rd May 2024 USP**

**Price guide: \$560,000**

Land Size: 673m<sup>2</sup>

Council Rates: TBA

Zoning: General Neighbourhood

Council: City of Salisbury

CT: 5177/469

Open Inspections:

Saturday 13th April 11am – 12pm

Saturday 20th April 11am – 12pm

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.