



12 Graham Street Kendall, NSW

4 2 1

## Secluded Country Home In The Village

From this location you have easy access to the facilities of Kendall, which include a Swimming Complex, Tennis Courts, Public Transport, Primary School, Pre-School, Club, Cafes and Shops.

This home is set amongst a cottage garden with dual street frontages, with plenty of off-street parking at the rear for two vehicles plus a boat or van.

Accommodation includes four large bedrooms plus a studio on the ground floor which includes the homes second bathroom.

Living areas includes a separate lounge room which is kept comfortable throughout all seasons with a slow combustion fireplace and a reverse cycle air conditioner. A large dining area is adjacent to the kitchen, which would accommodate a large gathering of family or fri...

**Price:** \$630000

**Council Rates:** \$2,600.00/year (approx)



**Martin Newell**

0429 883 488

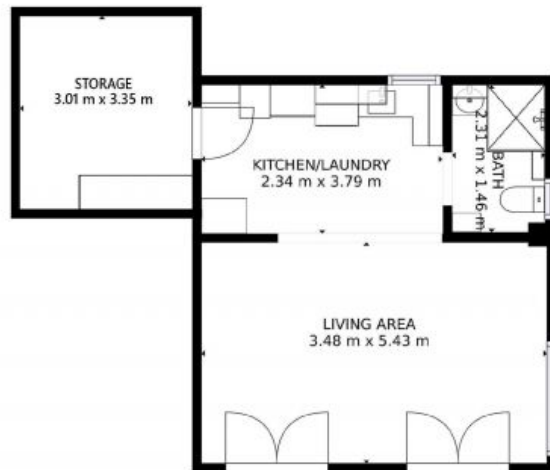
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**Top Floor**

GROSS INTERNAL AREA  
FLOOR 1: 127 m<sup>2</sup>, EXCLUDED AREAS:  
PORCH: 47 m<sup>2</sup>  
TOTAL: 127 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Lower Floor**

GROSS INTERNAL AREA  
FLOOR 1: 32 m<sup>2</sup>  
TOTAL: 32 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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