



PERCIVAL
PROPERTY
Martin Newell
Rural & Lifestyle Property



TO ATTEND AN OPEN HOUSE/PRIVATE INSPECTION AT THIS PROPERTY YOU WILL BE REQUIRED TO:

1. Provide photo identification

- SANITISE**
Sanitise hands before entering
- QUESTIONNAIRE**
Complete the Covid questionnaire
- MASKS**
Masks optional, but recommended
- COLD & FLU SYMPTOMS**
Do not attend, instead, request a virtual inspection
- SOCIAL DISTANCING**
Maintain 2m distance between yourself & others



11 Railway Street Kendall, NSW

3 1 4

Kendall Cottage (Double sized 1,536 sqm block)

The current owner has lovingly renovated this home to produce a superb blend of artisan construction and colonial style, whilst providing all aspects of modern and contemporary living.

Offering both internal and external living spaces, a large, main lounge features timber lined ceilings, a slow combustion fireplace and large expanses of north facing windows. However, the place to be at this home is the large rear covered deck with an ideal north easterly aspect, overlooking the property's expanses of lawn, established trees, veggie patches and chook run.

Garaging includes a 15m x 6m enclosed Colorbond shed set on concrete providing space for two vehicles (could be converted into a four-car garage, plus a work shop area. The shed i...

Price: \$820000

Council Rates: \$3,000.00/year (approx)



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FLOOR PLAN

(148 sq m Approx)
Scale - 1:115



SHED PLAN

(92 sq m Approx)

11 RAILWAY STREET
KENDALL