



**210 Georges River Road Kentlyn NSW**

**8** **4** **3**

**Price** : \$ 1,655,000

**Land Size** : 5.15 Acres

**View** : <https://www.acreagesales.com.au/4618952>



**Edwin Borg**  
**0247748222**

Exciting opportunity to secure a spacious family residence plus second family dwelling on approx. 5.15 acres (approx. 2.08 ha) of mostly level and cleared land in the popular suburb of Kentlyn.

This substantial parcel, which enjoys a wide street frontage, makes for an ideal investment for extended families and investors alike, with eight bedrooms in total - the smaller of the two dwellings offering a potential rental return of approx. \$420 per week.

The main residence boasts a striking formal entrance with high timber ceilings and large windows, tiled formal dining with wet bar and access to a rear undercover alfresco. The spacious sunken lounge has a Jetmaster wood fireplace, while the family meals room features a slow combustion fireplace, overhead fans and access to the outdoor entertaining areas. Large families will benefit from the sizeable kitchen, which has ample bench and cupboard space, an oversized pantry and raked ceilings.

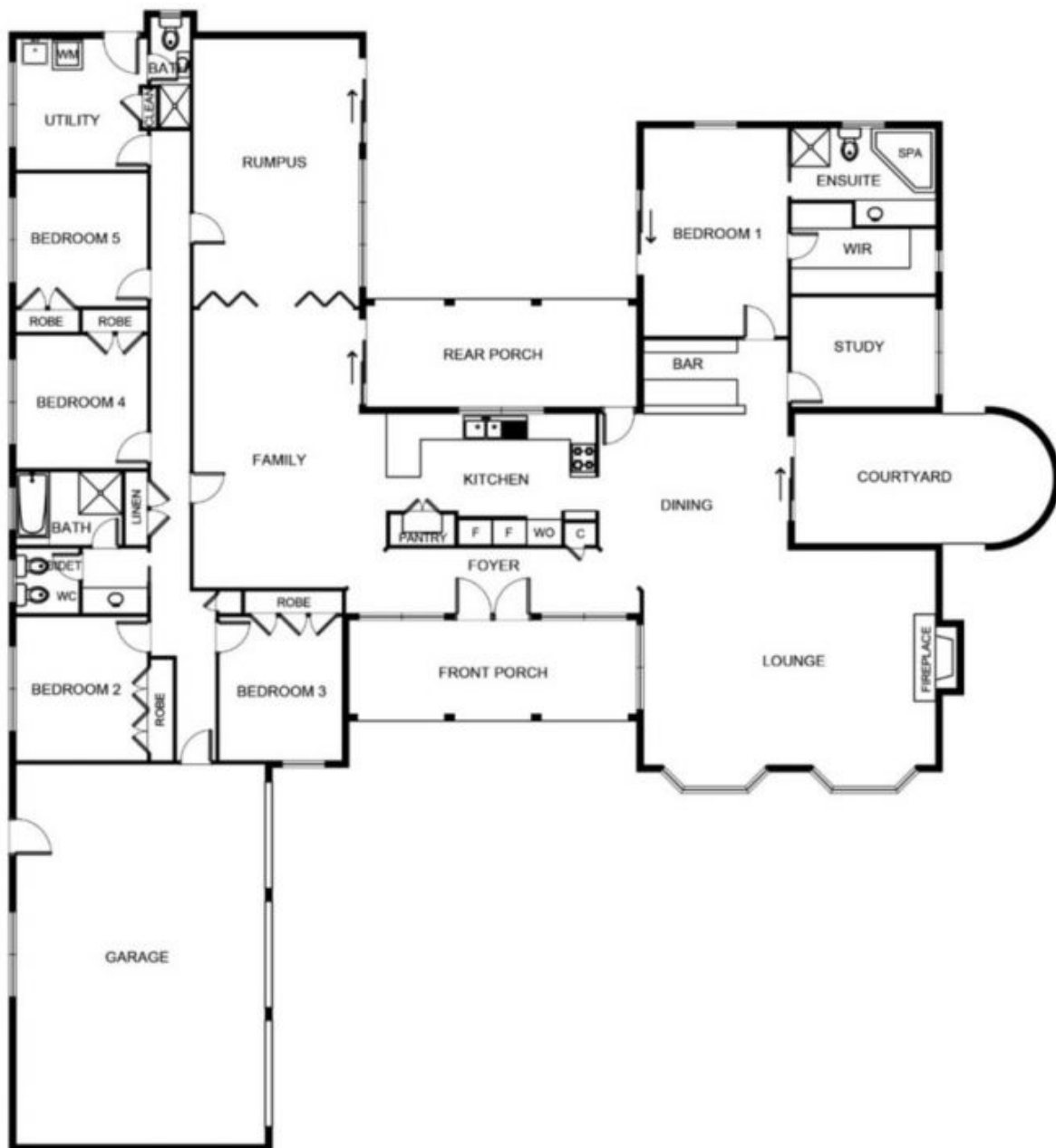
All five bedrooms are carpeted with built-ins, the master with a large walk-in robe and ensuite with corner spa. A modern three-way bathroom and third bathroom within the laundry, services the other bedrooms.

The second home on the property features high ceilings, polished timber floors, three bedrooms, a modern kitchen with dishwasher and a private rear yard.

Other features include:

- Triple garage (main house)
- Large shed with workshop (main house)
- Large laundry + shower, toilet (main house)
- Ducted air conditioning (main house)
- Alarm (main house)
- Excellent side access
- Approx. combined rental return \$1,070
- Approx. 5.5 km to Leumeah Train Station
- Approx. 7.2 km to Hume Highway, Campbelltown
- Approx. 10 km to Campbelltown Train Station

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

**210 Georges River Rd, KENTLYN**

<https://www.acreagesales.com.au>  
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