



165 Harle Street Abermain, NSW 3 2

### Great potential for dual occupancy

Bright, beautifully maintained and filled with character, this single level home offers a versatile floorplan that can be reconfigured to suit your needs. Gorgeous original details add plenty of style and the accommodation is spacious. Its level 779 sqm (approx) block has a perfect north rear and good potential for an extension (STCA) or a granny flat (STCA) for extra income.

- Two generous bedrooms, the master has a built-in robe plus an ensuite
- Bright living room, the flexible dining room can be used as a 3rd bedroom
- Generous eat-in kitchen has timber cabinetry and access to the backyard
- Polished timber floors, high ceilings, dado walls and classic timber fretwork
- Gas heating outlet, reverse cycle air conditioning and plantation shutters
- Outdoor areas are great for kids, pets or planting out a vegetable garden
- Pleasant walk to local buses, Abermain Public School, eateries and parks
- Quick access to interchange for Hunter Expressway, Newcastle and Sydney

**Price:** \$326,000  
**Council Rates:** \$385.00 p/q



**Debra Ford**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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SITE PLAN

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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