

24 Swanson Street Weston, NSW

3 1 3

### A Federation find for new buyers

A terrific first home or investment beckons in this freshly presented home, where generous land dimensions, a traditional three-bedroom layout and a convenient setting defines its instant appeal. Also showcasing a fabulous alfresco deck, double garage and single carport, it lies a stroll away from the local school, pub and shops and is ready for instant enjoyment.

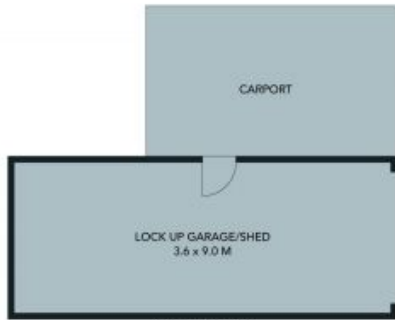
- Freshly updated home resting on a perfectly level landholding
- Open-plan living and dining warmed by a wood burning combustion fire
- Neat, practical kitchen with electric cooking and direct deck access
- Three bedrooms anchored around a bright and breezy bathroom
- Large entertainer's alfresco deck links with a secure, generously sized yard
- Tandem double garage with attached single carport and extra driveway parking
- Under 3kms to the heart of Kurri's busy shopping precinct and cafes

**Price:** \$393,000  
**Council Rates:** \$413.00 p/q  
**Water Rates:** \$741.00/year (approx)

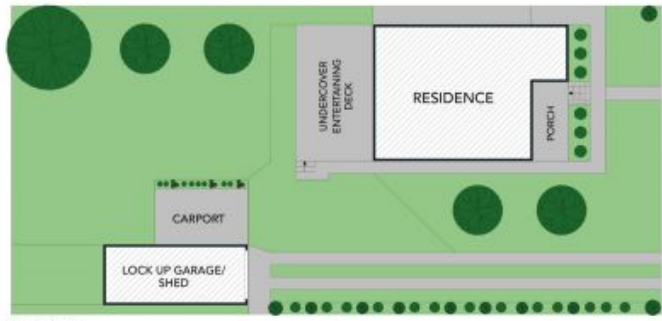


**Debra Ford**

0413 478 655



(NOT IN POSITION)



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.

24 Swanson Street, Weston  
 stonerealestate.com.au

Produced by DIAKRIT





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.

**24 Swanson Street, Weston**  
stonerealestate.com.au

Produced by DIAKRIT