



31 Evatt Street Pelaw Main, NSW

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### An endearing home set amid leafy

Warm and welcoming from the moment you step through the door, this 3-bedroom plus study home counts exceptional comfort, outstanding alfresco areas, plentiful parking and established gardens as some of its many highlights. Located for peace and quiet within a tight-knit community, it enjoys quick access to the shops, cafes and services in Kurri Kurri's CBD, just 5-minutes away.

**Price:** \$485,000  
**Council Rates:** \$436.00 p/q  
**Water Rates:** \$790.00/year (approx)



**Renee Bean-Wyper**

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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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