



36 Hall Street Weston, NSW

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### Perfect first-home or rewarding investment

Ready to meet your lifestyle or investment needs with ease, this low-maintenance home pairs a relaxed layout with a location 600m from the village centre. Classically comfortable and set on a laser-level block, it showcases L-shaped living/dining areas, three generous bedrooms, a carport, and enormous sheds for extensive parking or large-scale entertaining.

- Easy-care hardi-plank home on a wide and perfectly level block
- L-shaped living and dining zone with split-system air-conditioning
- Spotless electric kitchen featuring good storage/prep space
- Built-ins to two bedrooms, tidy bathroom with separate w/c
- Two connected sheds, one 5.6m x 12m, the other 8.6m x 4.8m
- Ready to enjoy first home or low-maintenance investment
- 2.8km to Kurri for supermarkets, coffee shops, services
- 4km to the Hunter Expressway, 18km to Maitland's CBD

**Price:** \$382,500  
**Council Rates:** \$429.00 p/q  
**Water Rates:** \$1,327.74/year (approx)



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

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