



72 Aberdare Street Kurri Kurri, NSW

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Feature-packed home on a manicured garden block

Sitting amidst perfectly groomed gardens, this immaculately presented home delivers flexible living zones, three bedrooms and two bathrooms internally, with two alfresco areas, a fernery and separate office and teen retreat off a double garage at the rear. And with an address that puts you just 450m from Kurri's CBD, pubs, eateries and supermarkets, it couldn't be more convenient.

- Resting proudly behind manicured gardens and with rear lane access
- Charming living room with brick fireplace, decorative ceilings and air-con
- Large light-filled family room to the rear, plus dining and sunrooms
- Perfectly presented eat-in kitchen with useful servery window
- All bedrooms include robes, airy main bathroom, handy second bathroom
- Ceiling fans throughout plus a mix of easycare carpet and tiled floors
- Double garage with separate teen retreat and air-conditioned home office
- Colourful rear garden with ferneries and garden/mower sheds

Price: \$485,000
Council Rates: \$376.00 p/q
Water Rates: \$813.69/year (approx)



Renee Bean-Wyper

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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 meters. Shades 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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STONE