



4/17-19 Hampden Street Kurri Kurri, NSW      2      1      1

### Tidy villa low on maintenance, high on convenience

A neat retreat with bright open plan interiors, this two-bedroom villa is the ultimate in low maintenance allure yet high on convenience an easy two-minute stroll to Kurri town centre. End of row positioning in a complex of just four gifts peace and privacy, while courtyards front and rear offer two spots for alfresco enjoyment. A must-see for Investors, first homebuyers and downsizers alike.

**Price:** \$390,000  
**Council Rates:** \$328.00 p/q  
**Water Rates:** \$990.00/year (approx)  
**Strata Rates:** \$620.00 p/q



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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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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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STONE