



76 Melbourne Street Abermain, NSW

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### Breathtaking four bedroom character home

Be welcomed by a partial wrap around bull nose verandah to this well loved classic home. Boasting a luxurious new kitchen with sky lights, feature pendants, timber flooring and plenty of original character on 809sqm. Just 5km to Hunter expressway and only 6km to Kurri shopping and cafes.

**Price:** \$740,000  
**Council Rates:** \$435.00 p/q  
**Water Rates:** \$1,195.00/year (approx)



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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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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.