



8/195 Aberdare Street Kurri Kurri, NSW 2 1 1

### Tidy returns in a Prime Location!

Suiting investors, first home buyers and downsizers, this turnkey two bedroom home is part of an established and quality complex in a prime location. Boasting tidy and fresh interiors, single car garage and sunny easy courtyard ? with not a thing left to do. Situated just 700m to Kurri Shops/School and only 2kms to the M15 Motorway interchange.

- Turnkey tidy villa with no shared walls
- Open and bright kitchen with gas cook top, dishwasher and ample bench space
- Effortless flow to living/dining with split system air conditioning
- Two generously sized bedrooms with built in robes
- Easy care sunny courtyard
- 700m to Kurri Kurri Grocery shops cafes and primary school
- A short 2kms to the M15 Hunter Expressway for a quick and easy commute

**Price:** \$445,000  
**Strata Rates:** \$1,022.66 p/q



**Debra Ford**  
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Kurri Kurri



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.

