



23 Edward Street Kurri Kurri, NSW

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### A perfect family home

Picture-perfect and with the atmosphere to match, this beautiful two-bedroom home plus study is everything an Aussie family could dream of. It's effortlessly comfortable and bright interior boasts a flowing floorplan, with a sizable, family-ready yard running along its length. The property sits conveniently close to the Kurri Kurri CBD, including shopping and other amenities, as well as nearby parks and Kurri Kurri Public School.

Beyond its tidy frontage the home opens to warmth and tranquility, with plenty of natural lighting, a gentle colour palette, and timber flooring throughout. The hall leads past a quiet front-facing living room and through to the central, open plan kitchen and dining area. The kitchen is well-appointed with plenty of cabinetry and stone-top benches, and easily serves to both the dining and large adjacent family room.

- Conveniently close to Kurri Kurri CBD, local shopping and dining, parks, and schools
- Corner block with large yard, side access to carport and garage
- Ceiling fans throughout, 3x air conditioners
- Solar panels

**Price:** \$610,000  
**Council Rates:** \$1,428.00/year (approx)  
**Water Rates:** \$780.00/year (approx)



**Renee Bean-Wyper**

0403 325 076



**Jorja Pauling**

02 4089 1155

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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.

