



48 Edward Street Kurri Kurri, NSW



### Comfortable living in Kurri Kurri

Filled with an effortless vibrancy and bright charm, this wonderful three-bedroom home offers a simple, yet exceptionally comfortable family living experience right in the heart of Kurri Kurri. Perfect for first-home buyers and growing young families, it is conveniently located close to local parks and reserves, Kurri Kurri Public School, and the Kurri Kurri CBD.

The home invites you directly into its quiet front-facing living room, and you'll quickly get a feel for the calm and naturally bright atmosphere on display. It flows right into the kitchen and dining spaces, boasting an open kitchen with plenty of cabinetry and easy serving access. Its central location also encourages frequent family interaction.

Bedrooms are sizable, with the master also sporting built-in wardrobes, and they are all provided for by a two-piece bathroom and laundry adjacent. The backyard beyond is also quite private and easily managed.

- Private, easily managed yard with shed
- Split system to dining area

**Price:** \$495,000 - \$535,000  
**Council Rates:** \$1,788.00/year (approx)  
**Water Rates:** \$780.00/year (approx)



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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.

