



23 Stanford Street Pelaw Main, NSW

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### Think beyond the cottage and consider the possibilities!

Currently leased at \$450 per week with a tenant happy to stay, this older three bedroom home sits on approx. 663sqm with side lane access and granny flat potential (STCA). Just 550m to Pelaw Main Primary School, 1.3km to Kurri CBD and 2.2km to the Kurri bypass of the Hunter Expressway, it's an exciting option for investors or first-home buyers.

**Price:** \$592,000  
**Council Rates:** \$1,996.00/year (approx)  
**Water Rates:** \$818.00/year (approx)



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<https://www.stonerealestate.com.au/8787341>

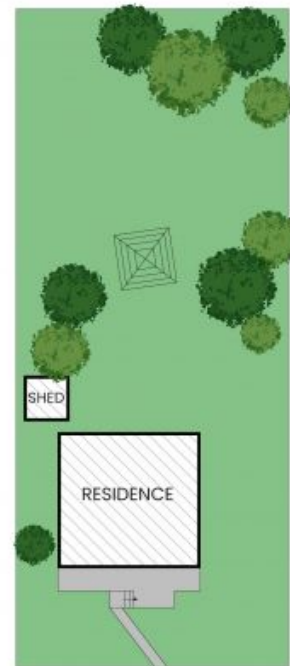
23 Stanford St  
Pelaw Main



(NOT IN POSITION)



STONE



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.