

12/195 Aberdare Street, Kurri Kurri, NSW 2327



Duplex/Semi-detached For Sale

Wednesday, 20 December 2023

12/195 Aberdare Street, Kurri Kurri, NSW 2327

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Maria Di Claudio

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Price Guide \$440,000 - \$460,000

This well maintained two bedroom villa is well positioned in a private and secure gated complex and conveniently located to the Hunter Expressway, Schools, sporting fields, public transport and shopping mall . A great opportunity presents itself for the first home buyer, downsizers or investor. This easy to live in and care for home offers comfort and a flowing floorplan, with minimal steps, offering two good size bedrooms both accommodating built-in robes, an air conditioned open plan living that connects to the outdoor living courtyard area. The white glossy kitchen is equipped with a gas cook top , s/s appliances including a dishwasher blending in with the air-conditioned open plan living. The spacious bathroom offers a shower over bath, toilet and vanity with storage. Features- Private and secure gated complex , in corner position- Single level living with minimal steps, functional floorplan- Two bedrooms both with built-in robes- Modern kitchen with gas cooking and dishwasher- Centralised bathroom with shower over bath- Air-conditioned open plan living and dine area- Single garage with auto door and internal access- Private and secure low maintenance courtyard- Strata fee's apply - 4min/1.8km to Kurri Kurri Hospital - 3min/1.6km to Kurri Kurri Public School - 4min/1.8km to Kurri Kurri High School - 3min/1.3km to Kurri Kurri Retail Shopping HubSchool Catchment- 3min/1.6km to Kurri Kurri Public School - 4min/1.8km to Kurri Kurri High School Water Rates approximately without usage \$735 per annum Council Rates approximately \$532 per annum Strata Rates approximately \$958 per quarter