

# 13 Florence Street, Kurri Kurri, NSW 2327

## House For Sale

Wednesday, 22 November 2023

13 Florence Street, Kurri Kurri, NSW 2327

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 504 m2**

**Type: House**



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## **Selling \$530,000 - \$580,000**

Nestled in a serene pocket, yet conveniently close to the vibrant lifestyle and amenities that Kurri has to offer, this pristine brick and tile home is a dream come true for first home owners, investors, or empty nesters. Every home comfort is catered for with three spacious bedrooms, a bright and generously sized living room, and an adjoining open-plan dining area. The streamlined modern kitchen is a delight for aspiring chefs, featuring sleek cupboards with stone-topped surfaces, stainless steel appliances, and a double pantry. Whether you prefer dining in or out, there's plenty of room for the family to gather in the ample dining room, and, for those seeking the ultimate in all-weather dining and entertainment, simply step out onto the inviting covered alfresco area. Screened for privacy, it provides the perfect setting to host gatherings or to simply relax on a summer afternoon with your favourite beverage, all while keeping an eye on the kids and furry friends playing on the lush rear lawn. Carpeted bedrooms and practical flooring in the kitchen and living areas complement the neutral décor in this home, while the quality window furnishings filter light and add to the sense of comfort and style. A renovated tiled bathroom and separate powder room, as well as a conveniently situated laundry and 7 x 6 garage with workshop complete the appeal of this home. Take advantage of the central location here and walk or cycle to the wide range of nearby parks and other recreational activities including the Kurri Aquatic and Fitness Centre. There's also quick access to three schools, daycare, shopping, and cafes, while commuters will appreciate the short drive to the TAFE and hospital, or the swift access further afield via the Hunter Expressway. With all of the hard work already done, this pristine residence is ready to simply move in and enjoy, while still offering scope to express your personal style. Features include:- Pristine brick and tile home in convenient yet quiet location.- 3 spacious bedrooms, two with built-in robes.- Generously proportioned open-plan living and dining zone, with practical flooring, plantation shutters and air conditioning.- Streamlined modern kitchen with stone-topped surfaces, stainless steel appliances, and a double pantry.- Bright bathroom with separate bath and shower, separate powder room and convenient laundry.- Covered alfresco, elevated and screened, providing the perfect spot for entertaining or simply relaxing.- Good sized 504 m2 block with lush front and back lawns.- Large 7 x 6 garage with workshop space.- Move-in ready with scope to express your own personal style. Outgoings: Council rates: \$1,760.68 approx per annum Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.