

176 Aberdare Street, Kurri Kurri, NSW 2327

House For Sale

Friday, 26 January 2024

176 Aberdare Street, Kurri Kurri, NSW 2327

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 626 m2

Type: House



Ryan Nichols
0249260600



Amanda Reid
0249260600

Price Guide on Request

Radiating the essence of the Hunter's history, this immaculately presented miner's cottage at the bushland end of Aberdare Street elegantly fuses convenience with charm, showcasing tasteful contemporary updates while maintaining a cozy cottage vibe. Step onto the front porch featuring charming timber decking - an inviting spot to soak up the warmth of the northern sun during cooler months, relish sunset views in the evening, or enjoy the refreshing breezes on a hot summers day. From here, you will enter a wide hallway to discover two double bedrooms, each equipped with fans and spacious built-in robes. Continuing down the hall, is a third generously proportioned bedroom and a spacious air-conditioned lounge. At the rear of the home, you will discover a spacious, renovated eat-in kitchen, a fitted laundry, and an exquisitely renovated bathroom - culminating in a harmonious blend of comfort, style, and practicality, perfect for both relaxation and vibrant living. Outside, a sizeable covered alfresco area awaits, offering commanding views of the meticulously landscaped yard - fully fenced and secluded - an ideal setting for entertaining and a perfect haven for year-round family gatherings. An adorable cubby is on offer in the tall, windowed shed with a whirlybird to keep it cool, while a second, larger shed accommodates all of your gardening equipment. The backyard's native plantings add to its appeal, enticing native birds from nearby bushland, while well-placed garden edging ensures hassle-free maintenance. With all the appeal of a country village yet only minutes from the Expressway, this address is highly sought after. Stroll or ride to the array of nearby parks and recreational options, including the Kurri Aquatic and Fitness Centre, footy field, and John's Park. Enjoy convenient proximity to Coles and Aldi, plus three schools, daycare facilities, shopping, and cafes. It's only a short drive to the TAFE and hospital, and commuters will appreciate the easy transit links to major arterial routes. Come and inspect this charming miners cottage today! Immaculately presented with nothing left to do but move in and make it your own. Features include:- Charming Miners cottage on big block - immaculately presented and fusing a real sense of history with modern amenity.- Spacious living room with air-conditioner and ceiling fan boasts ample room for entertaining and for the whole family to sprawl out.- Three large double bedrooms, high-ceilinged, each with fans and two with built-in robes. - Large, eat-in kitchen - renovated within the last 5 years and featuring abundant bench and cupboard space, a dishwasher, pantry, gas hob and stainless-steel appliances.- Tastefully renovated bathroom with matte black fixtures and white tiles, including a full-length bath with shower over, and large vanity. - Smartly renovated laundry with loads of storage and washing-sorting bench space. - Spacious covered alfresco space at the rear, overlooking a charming leafy yard, fully fenced for secure playtime for children and pets. Designed with native bird-friendly plants and bordered for effortless maintenance. - Two garden sheds, a large double for all your gardening equipment and another which would make an ideal cubby or garden shed. - Double carport to house your vehicles undercover.- In a very quiet spot, close to bushland, Coles, Aldi, pharmacies, and shops, as well as the Swim Centre, Skatepark and a choice of local schools. Outgoings: Water rates: 825.42 approx per annum Council rates: \$1,888 approx per annum Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.