

# 2/43A Hebburn Street, Pelaw Main, NSW 2327

## Unit For Sale

Saturday, 15 June 2024

2/43A Hebburn Street, Pelaw Main, NSW 2327

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 137 m2

Type: Unit



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## PROPERTY PREVIEW

Property Highlights:- Lovely low maintenance property, perfect for first home buyers or investors.- Large living room and a spacious open plan dining and kitchen area.- Well appointed kitchen with 40mm benchtops, ample storage, a breakfast bar, gas cooking, plus quality appliances.- Two carpeted bedrooms, both with built-in robes.- Split system air conditioning in the living room and ceiling fans throughout.- Instant gas hot water.- Lovely low maintenance yard with an alfresco area and a 1500L water storage tank.- Attached single car garage with internal access.- Self managed Strata.Outgoings: Council Rate: \$1,448 approx per annum Water Rate: \$732.48 approx per annum Rental Return: \$440 approx per week Set in the lovely township of Pelaw Main, this low maintenance home unit set in an ideal location offers the perfect starter property for first home buyers or a clever choice for investors. Pelaw Main is a convenient suburb nestled beside the township of Kurri Kurri, within minutes of the Hunter Expressway, connecting you to Newcastle, Lake Macquarie and the Hunter Valley Vineyards with ease, offering access to all the best sights and delights of the region in no time. Closer to home, you'll be delighted to find that Kurri Kurri offers a wide range of retail, dining and services right in town, with schooling options, recreation facilities and parklands within moments of home. Set back from the street, this tidy brick and tiled roof home is framed by established gardens and includes an attached single car garage with internal access for your off-street parking. Stepping inside you'll find a welcoming living room complete with a ceiling fan and split system air conditioning, offering comfort during all seasons of the year. Practical porcelain tiles are found throughout, with the bedrooms enjoying the cosy feel of carpet underfoot. Located close by is the spacious open plan kitchen and dining area, with a ceiling fan and a glass sliding door opening out to the yard, creating a seamless flow for your indoor/outdoor living. The well appointed kitchen includes ample storage, a tiled splashback, a stainless steel sink, and a handy breakfast bar for your casual dining. There is a built-in electric oven on offer, and a four burner gas cooktop, with a slide-out range overhead. There are two bedrooms set along a private hallway, both featuring built-in robes and with one enjoying the added comfort of a ceiling fan in place. Servicing these rooms is the family bathroom which includes a built-in bathtub, a large shower and a separate WC. Stepping outside via the sliding door in the dining room, you'll find an alfresco area complete with outdoor power points, providing a lovely space to sit back and enjoy your yard. The backyard is framed by Colorbond fencing and includes a grassed lawn and a 1500L water storage tank for your sustainable living. A low maintenance home of this nature, set in such a well regarded location is certain to draw a large volume of interest from homeowners and investors alike. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live;- Moments to the Hunter Expressway connecting you to the city, vineyards or coast in no time!- A mere 5-minute drive to the township of Kurri Kurri.- A short 25 minute drive to Maitland's heritage CBD and revitalised riverside Levee precinct, offering cafes, retail and events to enjoy.- Located just 20 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options nearby.- 20 minutes from the world-renowned Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections 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.