

**2/8a Goulburn Street, Abermain, NSW 2326**

**Duplex/Semi-detached For Sale**

Wednesday, 12 June 2024

STONE

2/8a Goulburn Street, Abermain, NSW 2326

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

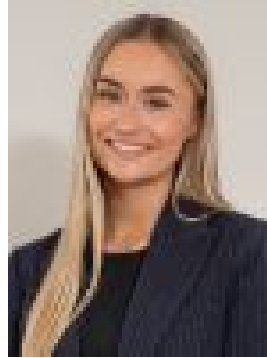
**Area: 226 m2**

**Type:**

**Duplex/Semi-detached**



Renee Bean- Wyper  
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**\$485,000 - \$515,000**

Situated just steps from Abermain Public School, the local café, parks and playgrounds, and a short trip to both Cessnock and Kurri Kurri, this charming three-bedroom duplex is perfectly positioned for first home buyers, young families, and investors. It presents well, and offers a comfortable, hassle-free lifestyle within a pleasant neighbourhood. Beyond its tidy frontage the home opens to a welcoming interior with a bright aspect and flowing floorplan. The sizable front-facing living area leads into the core kitchen and dining spaces, which appreciate air conditioning, breakfast seating, gas cooking and plenty of cabinetry. The kitchen's central position encourages regular interaction amongst family members. All bedrooms are comfortably sized, two featuring built-in wardrobes. Just beyond the dining area, the back patio is wonderfully private, and the low-maintenance yard lets you focus on the things that really matter. - Short walk to Abermain Public School, the local café, and nearby parks and playgrounds - 9-minute drive to both Kurri Kurri and Cessnock CBDs - Remote-controlled garage with interior access - Built-in wardrobes and carpets to bedrooms; options to turn sitting room into third bedroom - Central gas kitchen with plenty of cabinetry and breakfast seating - Private sitting room and back patio spaces; low-maintenance yard