

**2 Florence Street, Kurri Kurri, NSW 2327**



**House For Sale**

Tuesday, 2 April 2024

2 Florence Street, Kurri Kurri, NSW 2327

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 613 m2**

**Type: House**



Carolyn Wallis-Tomlins  
0249361864



Dale Jordan  
02 4936 1864

**\$545,000**

Located in the heart of Kurri, just moments from the Hunter Expressway, this 3 bedroom cottage presents a great opportunity for investors or first home buyers. Featuring a classic Federation floorplan with a central entry hallway, you're greeted firstly by all three of the home's large bedrooms with two featuring much-needed built-in robes. A large formal lounge opens out from here which features a beautiful ornate ceiling together with air conditioning and a ceiling fan to maximize comfort. Finally, a modern kitchen and contemporary bathroom are here to enjoy featuring all your essentials for cooking up a storm and relaxing after a big day. Outdoors a wonderful flat backyard offers plenty of space for the kids and pets to run around with space even for a potential granny flat, shed or pool (STCA). Situated just 5 minutes from the Hunter Expressway and 3 minutes to local shops and schools, this property makes a superb investment or first home opportunity for those looking for a convenient lifestyle close to everything!

- Tin & weatherboard 3 bedroom home
- Flat fully fenced 613m<sup>2</sup> block
- Large formal lounge with window a/c & ceiling fan
- Modern kitchen equipped with electric cooking
- Three large bedrooms, two appointed with built-in robes
- Updated bathroom with timber-top vanity
- Large secure yard
- Single carport and small lock up shed
- Currently leased \$380 per week

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.