

**45 Evatt Street, Pelaw Main, NSW 2327**

**House For Sale**

Tuesday, 19 December 2023

**Osborn**  
Real Estate  
Phone: 0404 539 539

45 Evatt Street, Pelaw Main, NSW 2327

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 773 m2**

**Type: House**



Lisa Osborn  
0240617933

**\$720,000 - \$770,000**

You will be proud to call this lovely home yours. With it's quality brick and tile construction, you are welcomed with foyer entry, spacious media room and formal dining, quality open plan kitchen with an abundance of storage, and a large, casual-dining and family area with air conditioning and slow combustion fireplace. Professionally repainted throughout, and new quality carpet to the living and bedroom areas, you can move straight in and love life in this dress circle location. With four bedrooms, built-ins, ceiling fans, all your comforts have been considered. The Master Suite has air conditioning, a wonderful walk-in robe and a full-size ensuite. Single lock up garage under the main roof, and a tandem carport for 3 cars on the side, attached to the home. The back yard is secure and super private and a good size for all the family yet not too big you'll need a ride-on-mower! Positioned on a gently elevated 773m<sup>2</sup> block with an impressive 30m frontage, this home is approx. 240m<sup>2</sup> in a genuinely WHISPER QUIET street. Solar panels are the icing on the cake with this lovely, happy home. Pelaw Main is a charming hamlet just a short drive (1500m walk) to the thriving Kurri Kurri town centre. You'll be close to the Hunter Expressway interchange for easy commuting into town or out west, and most importantly you'll be in the Pelaw Main Public School catchment which is highly coveted. Evatt Street is a 'circular street' meaning only local traffic passes the home, and there is a nature reserve for additional convenience. This really is the most idyllic place to raise the family.